

# PlanRVA Day!

*A day of learning, networking, and collaboration.*



# Virginia Housing

Created in 1972 by the Virginia General Assembly.

Mission: Help Virginians attain quality, affordable housing.

Address unmet rental needs of low-income and critical needs populations

Address state housing needs by working with delivery network

Strengthen first-time homeownership throughout Virginia



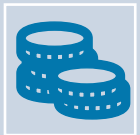
# Achievements



Financed more than 2,800 rental units with total lending over \$483 million



Educated more than 15,600 Virginians annually through our free Homeownership Education classes



Issued nearly 3,800 loans worth \$900 million to support homeownership

*FY'22: Financed more than 5,707 rental units. Lending over \$829 million.  
Nearly 7,695 loans worth \$1.8 billion to support homeownership.*

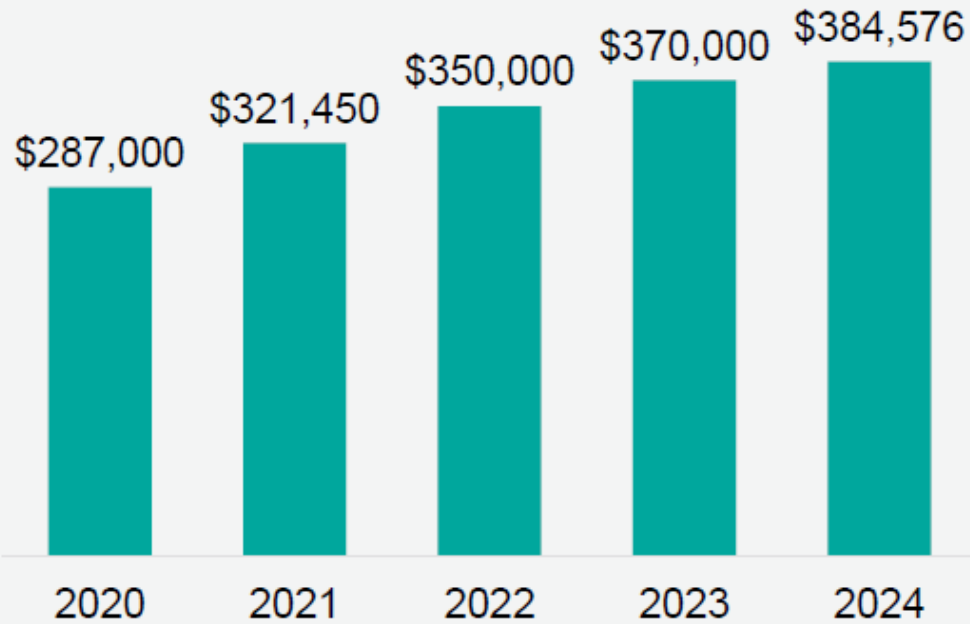


# Housing affordability is a growing challenge

Rapid price growth and elevated mortgage rates make buying a home more difficult

Median Home Price, February  
Statewide

2020 – 2024  
+34%



Source: Virginia REALTORS®

Income Needed for median home in Virginia\*  
Increased by 77% between 2020 and 2024

	Home Price	Mortgage Rate	Monthly Payment	Income Needed
2020	\$287,000	3.47%	\$1,658	\$66,300
2021	\$321,450	2.81%	\$1,730	\$69,200
2022	\$350,000	3.76%	\$2,050	\$82,000
2023	\$370,000	6.26%	\$2,705	\$108,200
2024	\$384,576	6.78%	\$2,933	\$117,300

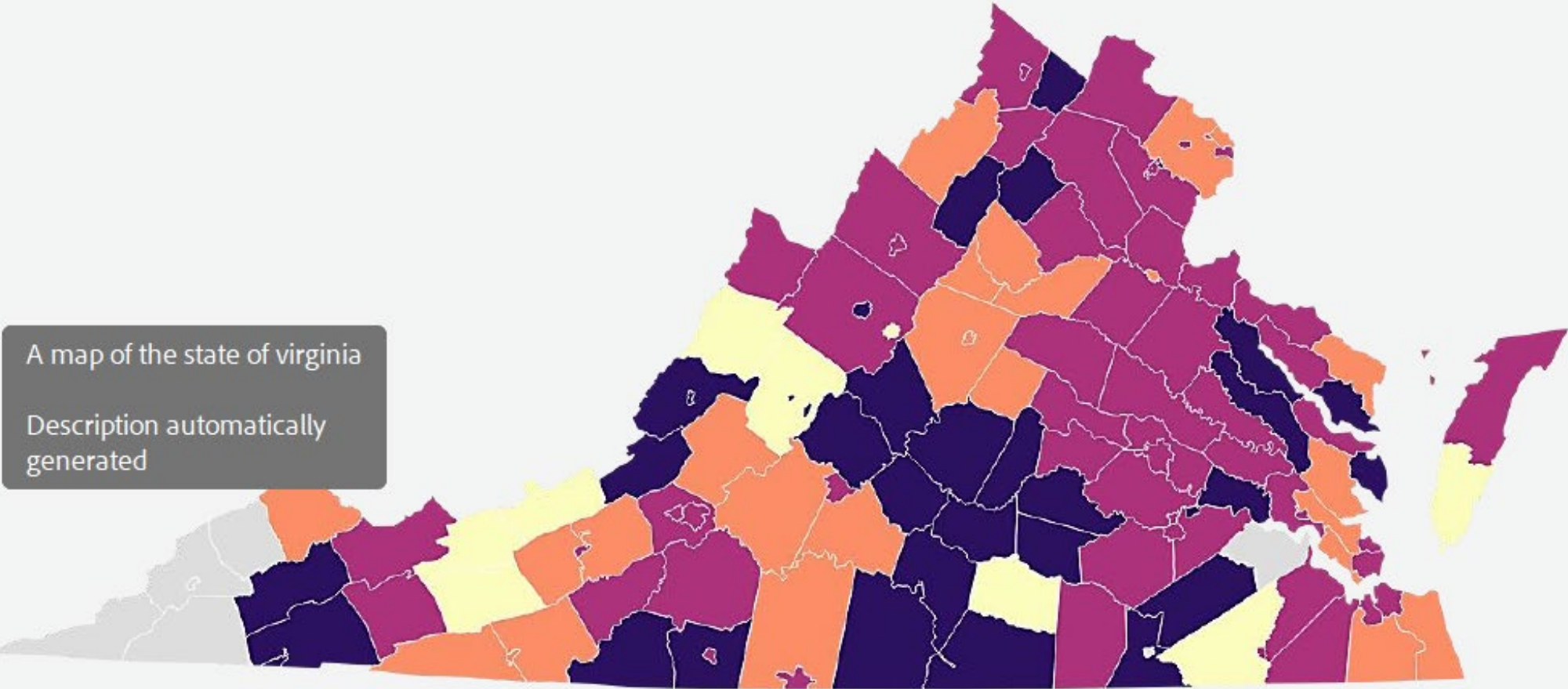
\*Assumes a 30-year fixed rate mortgage, 3.5% downpayment, 0.5% PMI, 0.75% property tax rate and \$124 monthly homeowners' insurance. Assumes borrower spends no more than 30% of income on the monthly payment.



# Change in Median Home Price

February 2020 - February 2024

< 0%   0%–34%   34%–68%   ≥ 68%



A map of the state of Virginia  
Description automatically generated



INNOVATION

# Regional Housing Collaborations

## Housing Summits

- Localities' opportunity to showcase opportunities
  - Attract developer attention to underserved communities
  - Connect with Funders
- 
- SWVA Regional Summit
  - Southern VA and subsequent events in Danville
  - George Washington
  - Southside (Mecklenburg, Brunswick, Halifax) – planned





# Regional Housing Collaborations

## Market Analysis

- Planning District Commission the driver
- Quantify demand, illustrate gaps
- Trend analysis
- Identify challenges and proposes solutions
- Support business recruitment

### **The West Piedmont Planning District Commission Released Comprehensive Housing Study**

April 11, 2024

The West Piedmont Planning District Commission (WPPDC) is pleased to announce the release of a comprehensive housing study conducted in collaboration with the Virginia Center for Housing Research at Virginia Tech (VCHR) and HousingForward Virginia (HFV). This study aims to address housing challenges and develop sustainable housing solutions for the region.

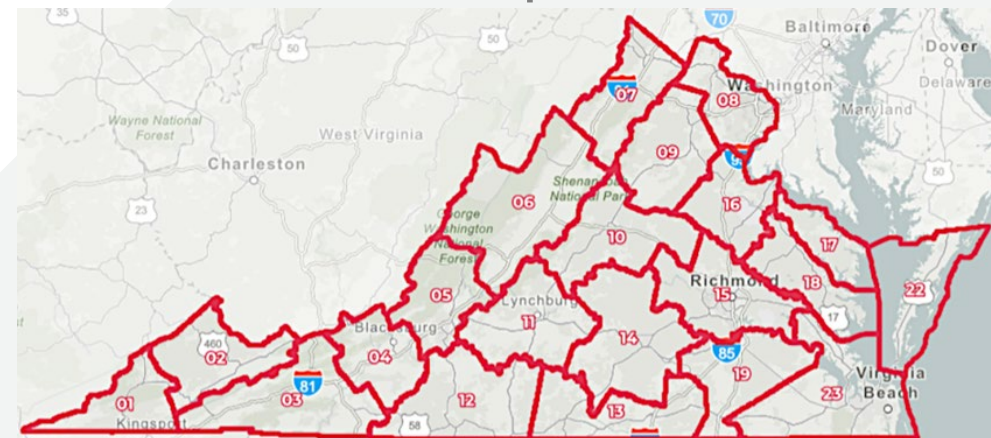
“We are excited to present the findings of this comprehensive housing study, which will serve as a valuable resource for addressing the housing needs of the West Piedmont Planning District,” stated Sean Campbell, Housing Director for the WPPDC. “The collaborative efforts with the West Piedmont Planning District Commission, Virginia Tech, and HousingForward Virginia have allowed us to develop tailored strategies that will positively impact our region’s housing landscape.”



# PDC Grant

---

- \$40 million awarded to the 21 PDCs (FY22)
- Supports PDCs to
  - Promote regional approaches to meeting housing needs
  - Enhance collaboration between regional and local members of the housing network, including private developers
  - Develop new affordable rental, mixed use, and homeownership units (minimum 10 units per \$1 million awarded)
  - Over 2,300 units in pipeline



# PDC Grant Trends

---

- Grant awards effective July 2021
- RFPs usually issued, but many exceptions
- Typical partners and uses of funds:
  - Nonprofit developers and RHAs (gap or predevelopment funds)
  - Habitat for Humanity chapters (materials and contractor costs)
  - Private builders and developers (materials, contractor costs, wages)
  - Self-development (contractor costs)
- Rental: 1,738; homeownership 326; mixed use rental 216

Habitat house, Richmond





# Awareness Building and Education

Monthly Housing Cost: **\$1,700**

CEO Married, 2 children	Software developer Married, 2 children	Pharmacist Married, 2 children	Accountant Married, 5 children	Police officer Married
Firefighter Single, 2 children	Postal service mail carrier Single	Primary school teacher Divorced	Construction worker Single	Emergency Medical Technician Married, 1 child

WORKFORCE HOUSING NOW  
BECAUSE HOUSING IS FOUNDATIONAL

HOME STORIES SHARED RESOURCES GET INVOLVED NEWS DONATE NOW

Bob Phillips, LCPS

#workforcehousingnow

**Bob Phillips, LCPS**

Bob Phillips is the Director of Recruiting for Loudoun County Public Schools. As the largest employer in Loudoun, LCPS hires an average of 800 new teachers per year. Bob says, "The lack of Workforce Housing available in Loudoun County is a primary reason why out-of-area candidates decline an LCPS offer..."

Ashley Matusek, Register...

**Ashley Matusek, Registered Nurse**

Young professional, Ashley, explains why the affordable housing crisis in Loudoun County was the main reason why she decided to leave the area.

Tracy Baynard Loudoun R...

**Tracy Baynard, Loudoun Resident**

Tracy's shares her personal story and explains the importance of home. She believes that being able to live where you work and having access to affordable housing is an important part of community.

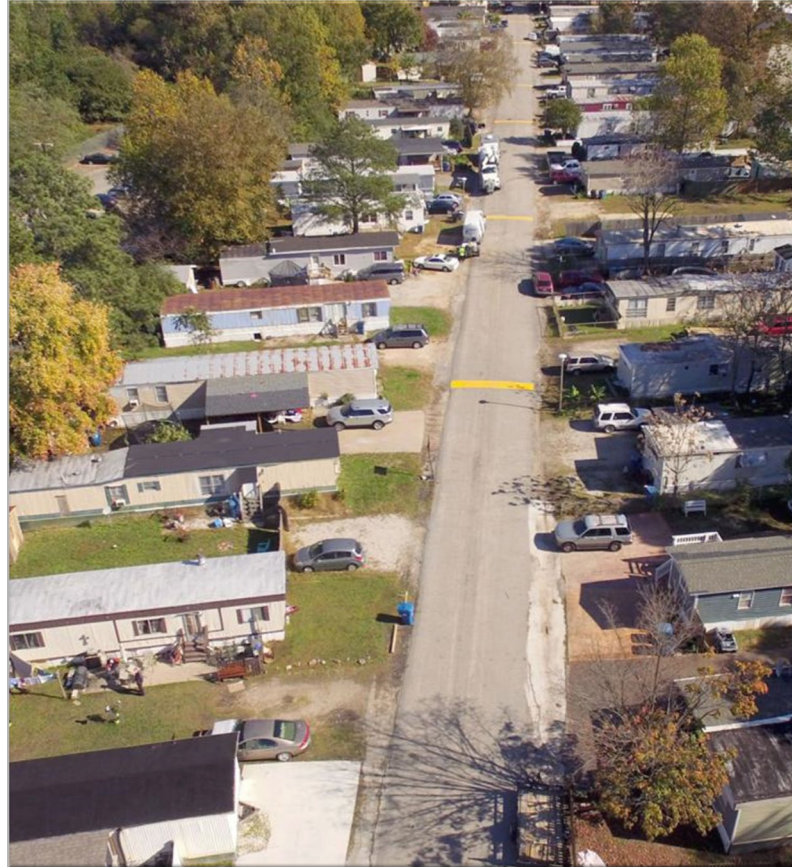
# South Patrick Street Housing Affordability Strategy

## Emphasis on Community Engagement

- Property Owner Letters (*focus area x2*)
- Door-to-Door Flyers (*Southwest Quadrant x1 & focus area multiple times; multiple languages*)
- eNews, Emails, Calls, Project Website
- Banners and Videos (*multiple languages*)
- 9 Community Pop-Ups & Round Tables
- 4 Office Hours with Apartment Residents
- Community Walking Tour
- 8 Community Meetings (*2 pre-charrette; 3 during charrette*)
  - *live streaming, transportation, childcare, and translation services provided*







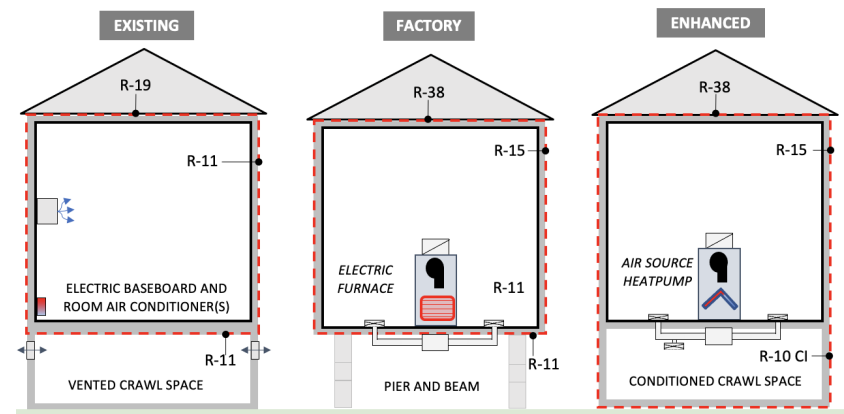
## project:HOMES: Manufactured Housing

Improve quality / performance of  
MH housing

Hardie plank siding, conditioned  
crawlspace, durable skirting,  
increased insulation, wider eaves for  
water control and appearance, front  
entrance, porches









# NextGen Manufactured Housing

Permanent foundation, pitched roof, drywall throughout, garage / carport, porch

Manufactured housing not allowed in the City due to current zoning restrictions

Work with City staff to engage Planning Commission

Neo-Traditional Residential District

Five neighborhood infill homes

Stick-built comps







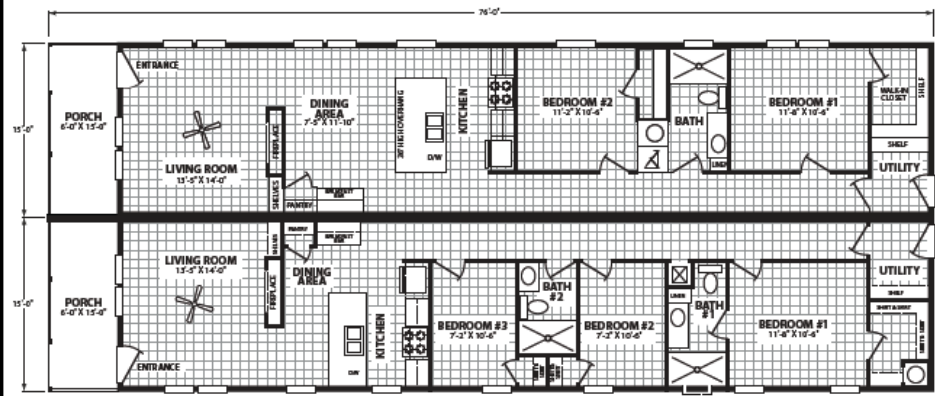
# THE Anthem

DUPLEX SERIES



2 Bed	1 Bath	1137 Sq Ft
3 Bed	2 Bath	1137 Sq Ft

## THE SUGAR RUN





# Housing and Economic Development are Intricately Connected

*Inadequate housing supply hampers workforce mobility, limits job opportunities, and negatively impacts a state's economic competitiveness.*

- Virginia is projected to add more than 140,000 new jobs by 2033 (conservative baseline)
- Housing affordability is needed to attract and retain the needed workforce to fill these jobs
- Cost of living is heavily driven by housing and rental prices
- Currently, Virginia ranks #12 among states with the highest median home price value

# PlanRVA Day!

*A day of learning, networking, and collaboration.*





 PHARVA.com

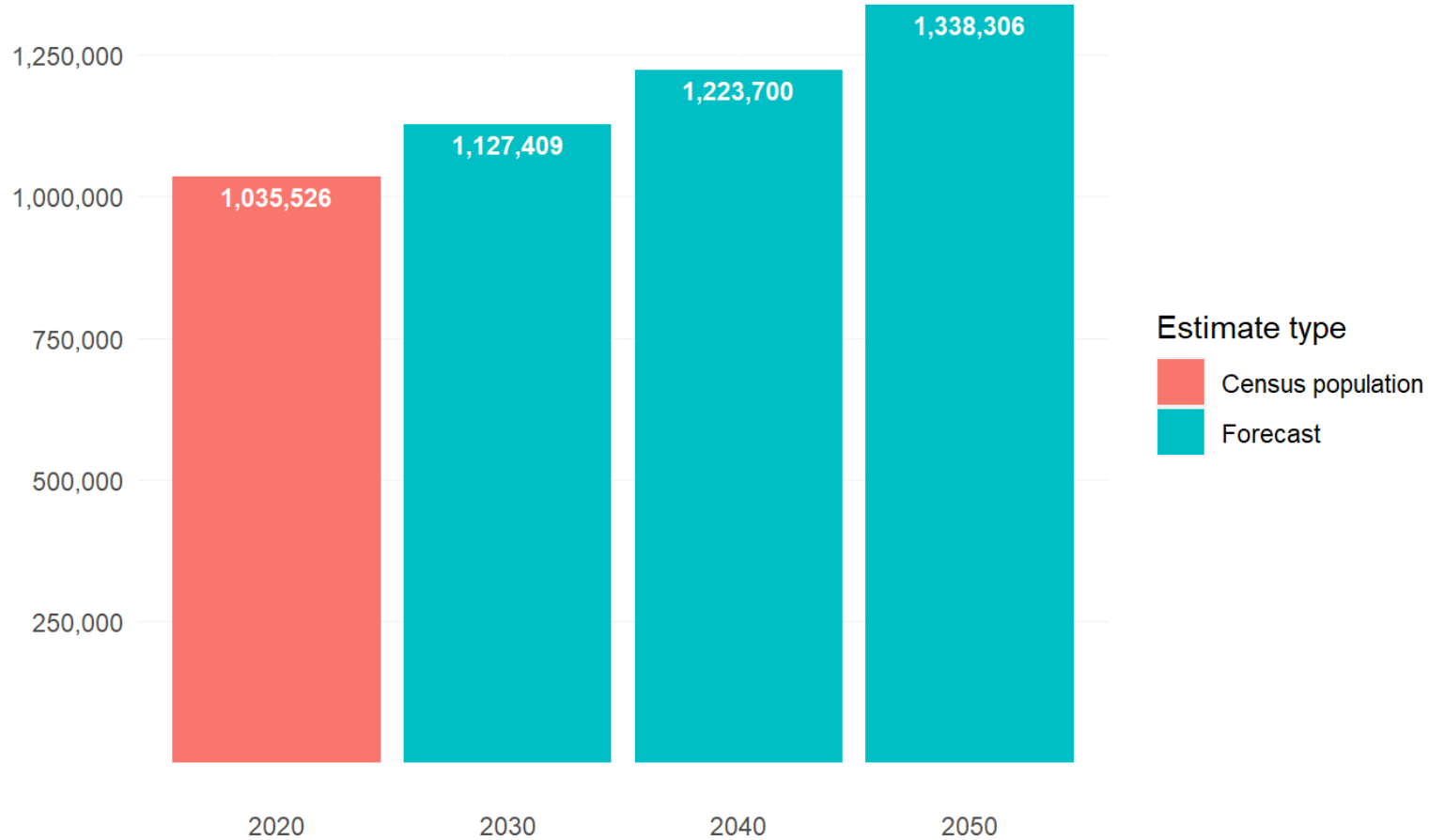
# Housing for All



# Richmond is reaching new heights

## Population projections

Regional population in 2020 and forecast to 2050

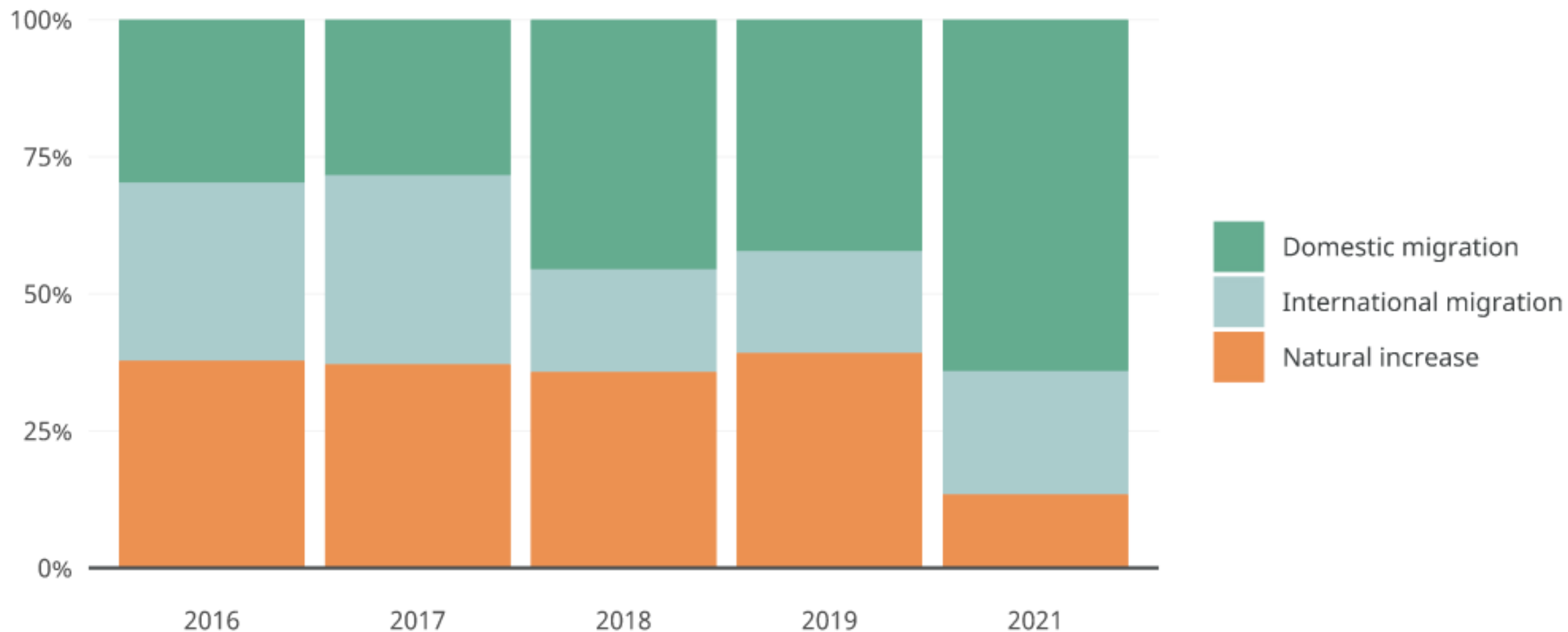


Source: University of Virginia Weldon Cooper Center for Public Service



# Components of population change

Share of regional population growth by source

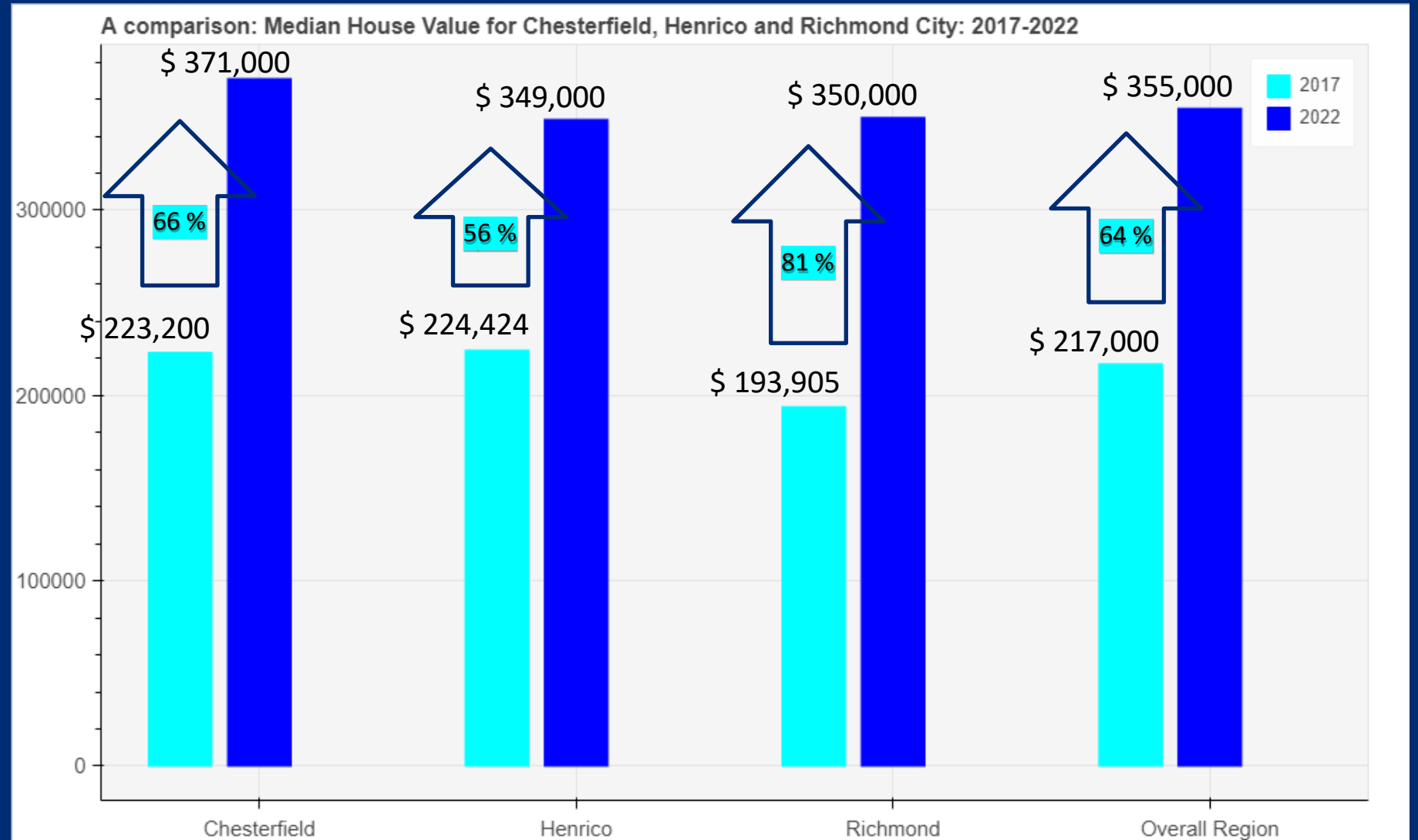


**Note:** Data not available for 2020.

**Source:** U.S. Census Bureau, Population Estimates Program.

# Housing Price Comparison : 2017 vs 2022

Median House Price in 2017 and 2022 corrected for inflation at 2023 dollar value.



# RVA Housing Continuum



**Occupations:**

Income Level	Household Count	Occupations
30% AMI or less	30,788 Households	<ul style="list-style-type: none"> <li>Home Health and Personal Care Aids</li> <li>Childcare Workers</li> <li>Retail Salespersons</li> </ul>
31% to 50% AMI	17,550 Households	<ul style="list-style-type: none"> <li>Construction Laborers</li> <li>Customer Service Representatives</li> <li>Truck Drivers</li> </ul>
51% to 80% AMI	19,316 Households	<ul style="list-style-type: none"> <li>Sales Representatives</li> <li>Registered Nurses</li> <li>Accountants and Auditors</li> </ul>
81% to 120% AMI	16,580 Households	<ul style="list-style-type: none"> <li>Management Analysts</li> <li>General Managers</li> <li>Software Developers</li> </ul>
121% AMI or more	22,018 Households	<ul style="list-style-type: none"> <li>Lawyers</li> <li>Financial Managers</li> <li>Computer and Information System Managers</li> </ul>

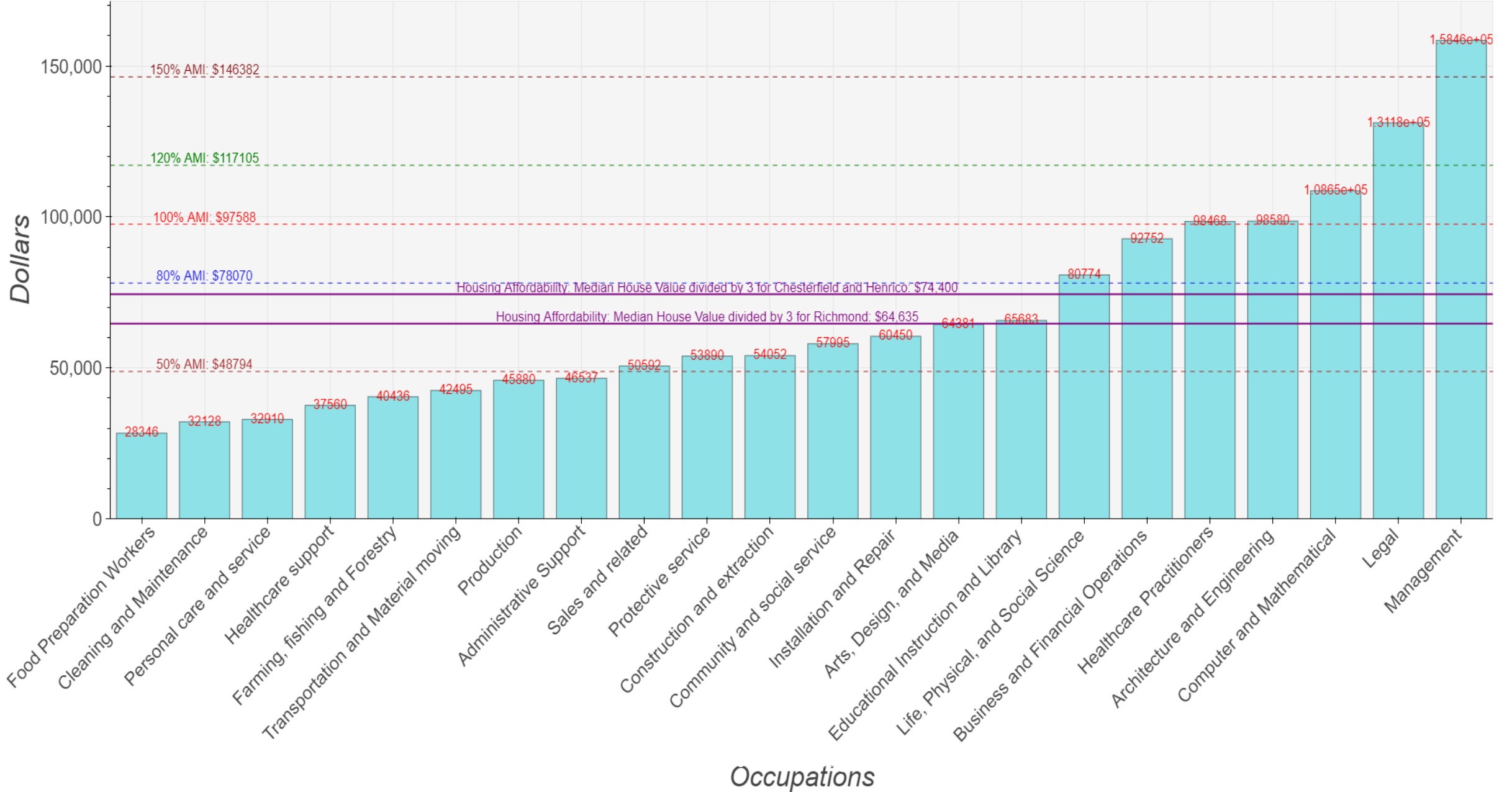
**Strategies:**

Income Level	Household Count	Strategies
30% AMI or less	30,788 Households	<ul style="list-style-type: none"> <li>Permanent Supportive Housing and Rapid Rehousing</li> <li>Temporary Shelters</li> <li>Rental Assistance or other direct Housing Financial Assistance</li> </ul>
31% to 50% AMI	17,550 Households	<ul style="list-style-type: none"> <li>Housing Choice Vouchers</li> <li>Low Income Housing Tax Credits (LIHTC)</li> <li>Property Tax Exemption for Affordable Rental Housing Development</li> </ul>
51% to 80% AMI	19,316 Households	<ul style="list-style-type: none"> <li>Community Land Trust or Cooperative Housing</li> <li>Acquisition of Land and Existing Multifamily Housing with Affordable Units</li> <li>Dedicated local funding for Affordable Housing</li> </ul>
81% to 120% AMI	16,580 Households	<ul style="list-style-type: none"> <li>Down Payment Assistance</li> <li>Missing Middle Housing Developments (townhomes, duplexes, quadplexes)</li> <li>Zoning Reform to allow for more Market Rate Rental Development</li> </ul>
121% AMI or more	22,018 Households	<ul style="list-style-type: none"> <li>Market Rate Ownership Development</li> </ul>

**Partners:**

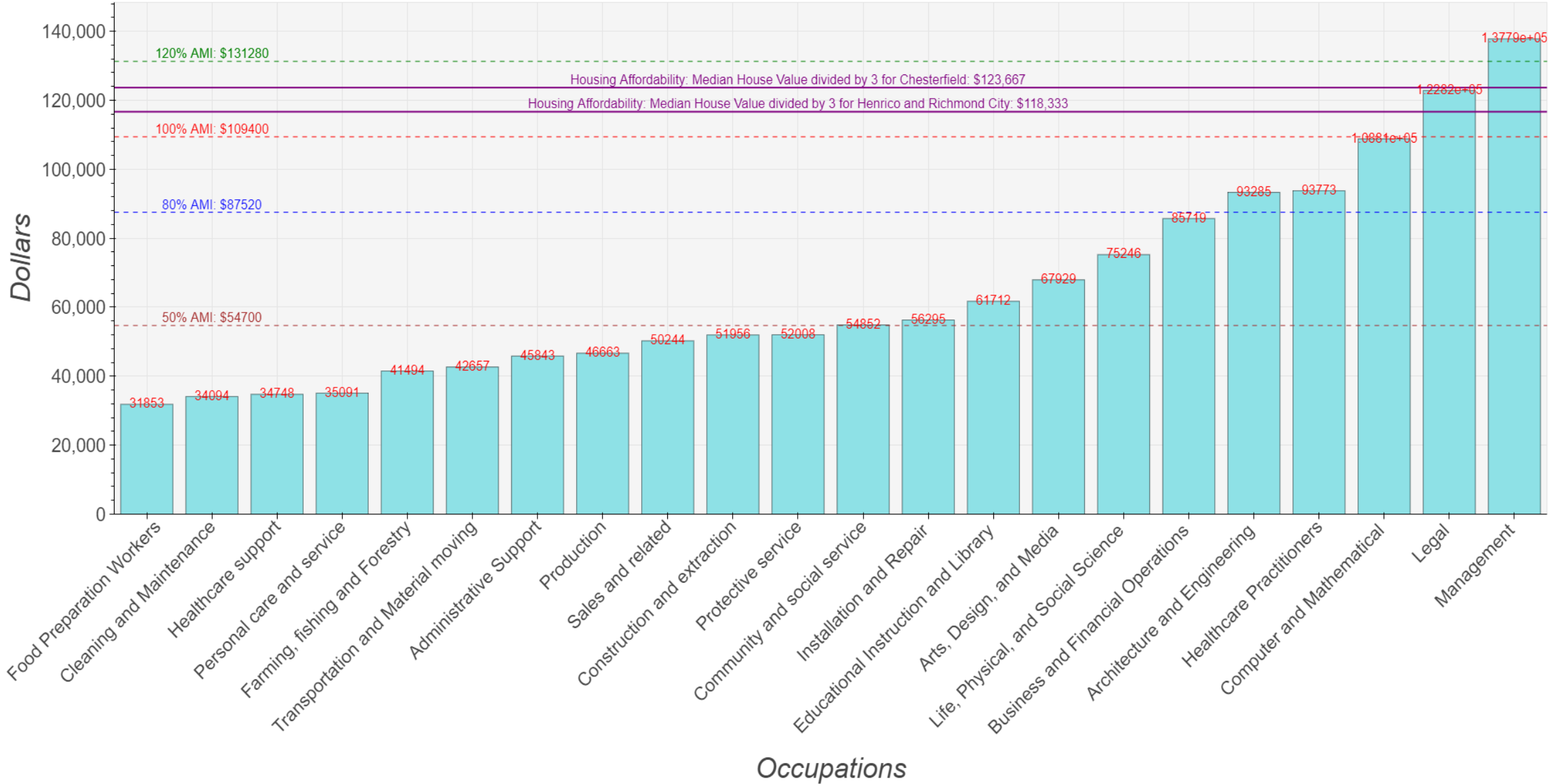
Income Level	Household Count	Partners
30% AMI or less	30,788 Households	<ul style="list-style-type: none"> <li>Local and federal government</li> <li>Service providers/non-profit organizations</li> </ul>
31% to 50% AMI	17,550 Households	<ul style="list-style-type: none"> <li>Local and federal government</li> <li>Affordable Housing developers and nonprofits</li> </ul>
51% to 80% AMI	19,316 Households	<ul style="list-style-type: none"> <li>Philanthropic and corporate donors</li> <li>Affordable Housing developers and nonprofits</li> </ul>
81% to 120% AMI	16,580 Households	<ul style="list-style-type: none"> <li>Private sector</li> <li>Local government</li> <li>Market rate developers and homebuilders</li> </ul>
121% AMI or more	22,018 Households	<ul style="list-style-type: none"> <li>Private sector</li> <li>Market rate developers and homebuilders</li> </ul>

# Median Annual Income by Occupations - Richmond, VA: 2017





# Median Annual Income by Occupations - Richmond, VA: 2022

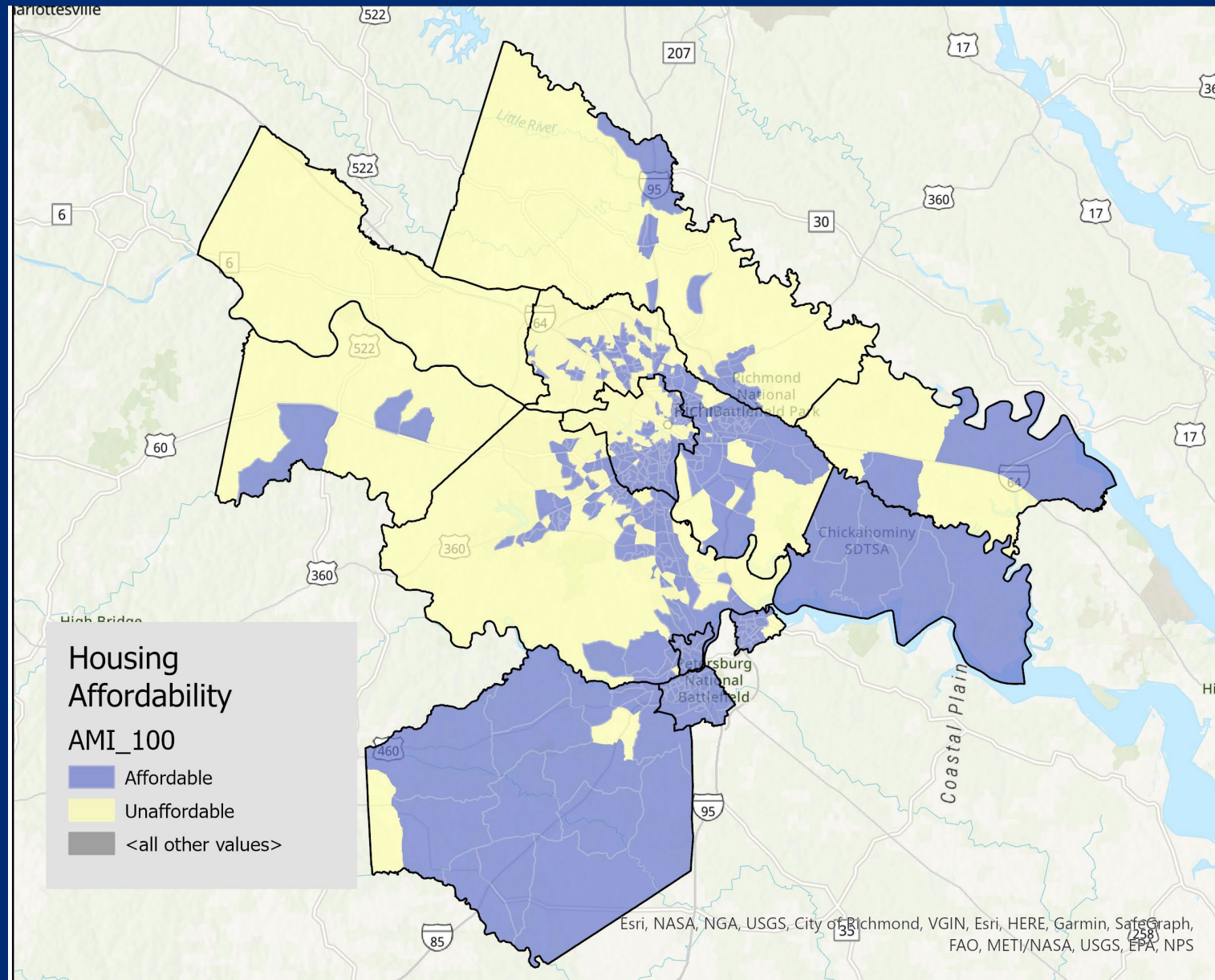


# Housing Affordability

Affordable for 100% AMI

\$97,588

- Architects
- Electrical Engineers
- Dentists
- Veterinarians
- Optometrists

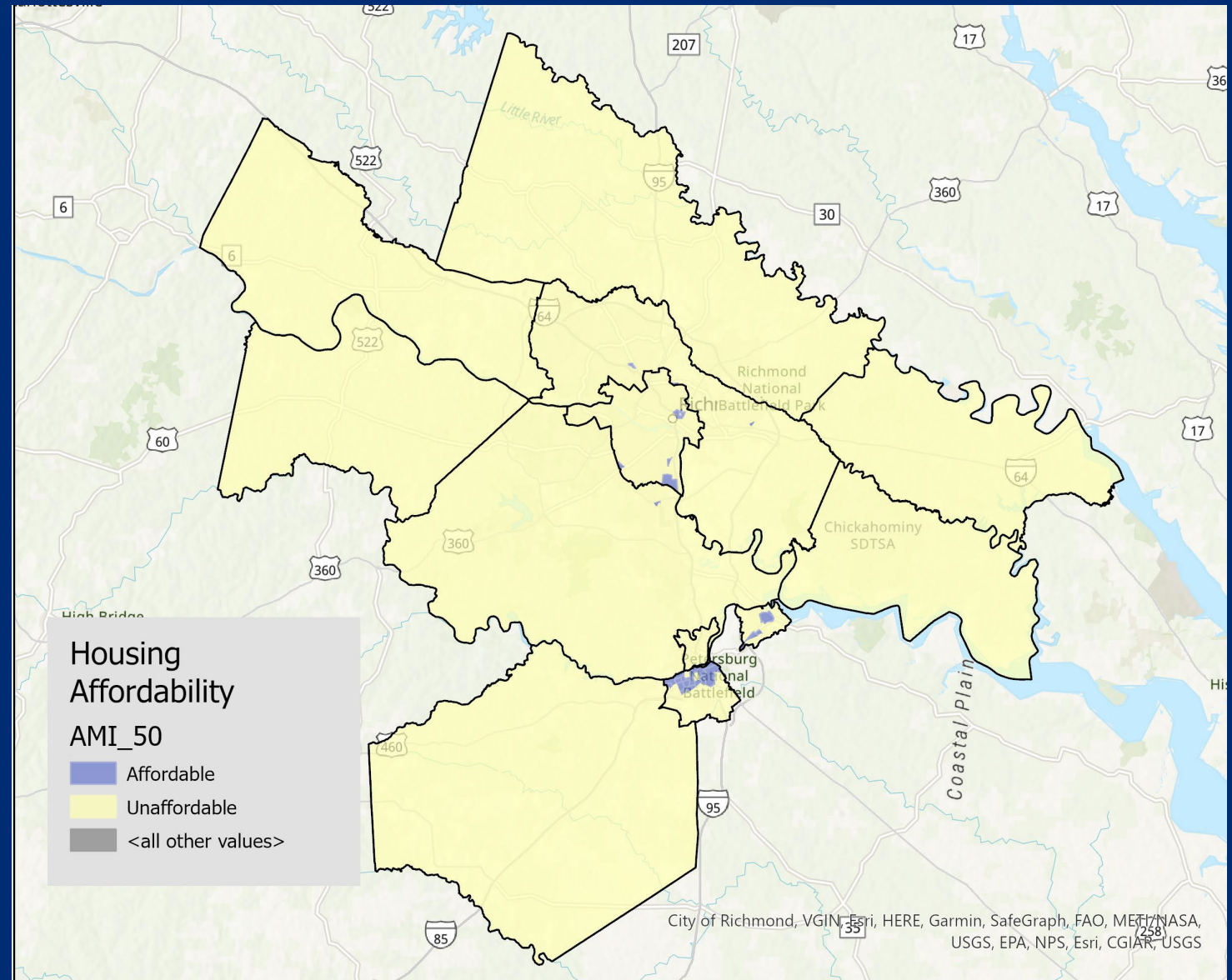


# Housing Affordability

## Affordable for 50% AMI

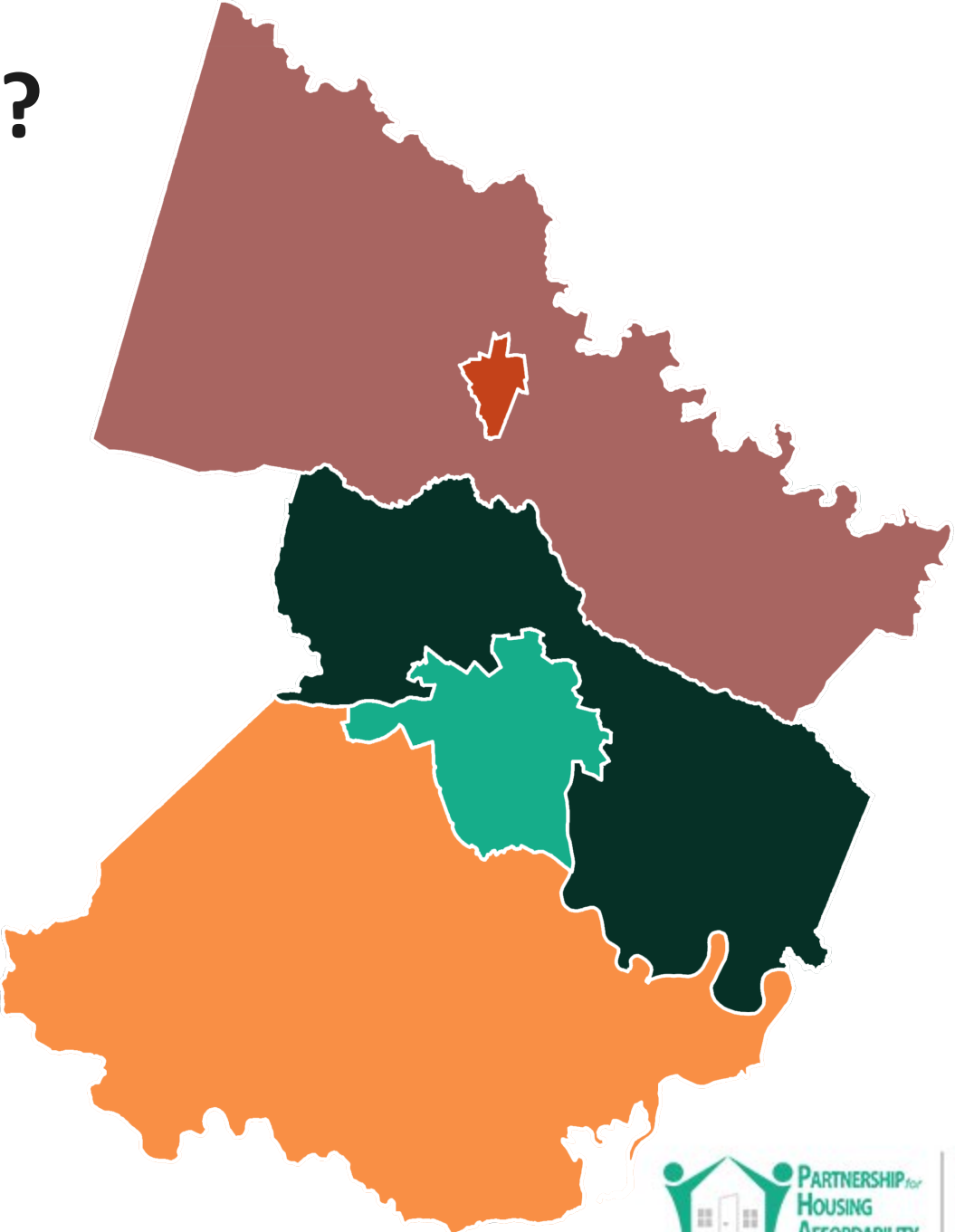
\$48,794

- Mental Health Counselors
- Probation Officers
- Animal Control
- Carpenters & Stonemasons
- Retail Sales Workers
- Dental Laboratory Technicians
- Tellers
- Clerks
- Bookkeeping Assistants
- Cafeteria Cooks
- Bartenders
- Hostesses
- Nursing Assistants





# Why is Zoning important?



Between 1983 and 2011, how much land was used for new single-family homes in Henrico?



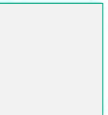
Source: Henrico County Historical Data Book

# Demystifying Narratives



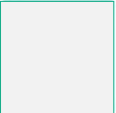


Source: Better Housing Coalition





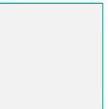
Source: Enterprise Community Development





# Minimum Design & Construction Standards

- Required free wi-fi in community rooms
- Restricted points for brick construction
- Increased points for using fiber cement board
- Increased points for renewable energy electric systems
- Minimum width of sidewalks is to be 3 feet
- Roof sheathing thickness is to be a minimum of 15/32-inch-thick plywood or 15/32 inch OSB
- All exterior doors, except sliding glass doors, must be either insulated fiberglass or insulated metal
- Provide a minimum of one full-height closet of at least 6 square feet for general storage in a location other than a bedroom
- The bottoms of bathtubs are to have slip resistant/textured finish
- Vanities may not be installed within 12" of tub or showers
- Provide fluorescent light fixtures or LED light fixtures in all public common areas
- Provide premanufactured air filters
- Provide HVAC diffusers for kitchens and all full baths







 PHARVA.com

Thank You





# PlanRVA Day!

*A day of learning, networking, and collaboration.*





June 13, 2024

# Land-Use Reforms and Housing Affordability



Christina Stacy, [cstacy@urban.org](mailto:cstacy@urban.org)



# Housing affordability is important for local economies

- Decreases in housing affordability have a negative effect on economic growth ([Anthony 2022](#))
  - High housing costs are linked to recruitment and retention difficulties for public-sector employers and certain types of private-sector employers ([Morrison and Monk 2006](#))
  - Higher-cost housing can trigger productive workers to leave markets and may limit the ability of workers to enter the labor market ([Miller and Kiernan 2021](#))

**But how do we increase affordability?  
Examples from Northern Virginia**

# Alexandria's Accessory Dwelling Unit (ADU) Regulation



- In 2021, Alexandria adopted an ADU policy that:
  - Allows one ADU per property citywide, internal or detached
  - Limits occupancy to three persons or fewer
  - Sets size, setback, and height requirements
  - Does not require off-street parking spaces



# Council Later Amended the Regulation to:

- Require homeowners to maintain primary residence of the subject property at the time of ADU construction
- Prohibit the exclusive use of an ADU as a short-term rental
- Require a fee for ADU permits
- Require larger setbacks for taller, detached ADUs



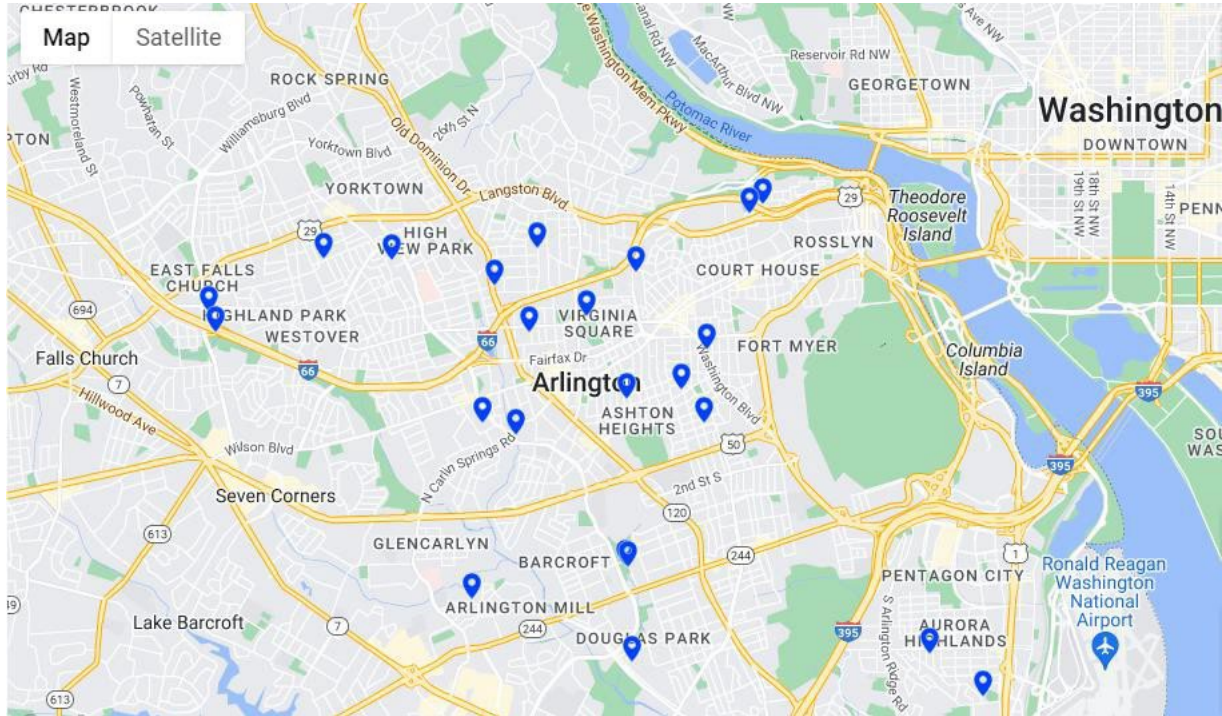
There have been 62 ADUs approved since it went into effect in 2021

# Arlington's "Missing Middle" Upzoning

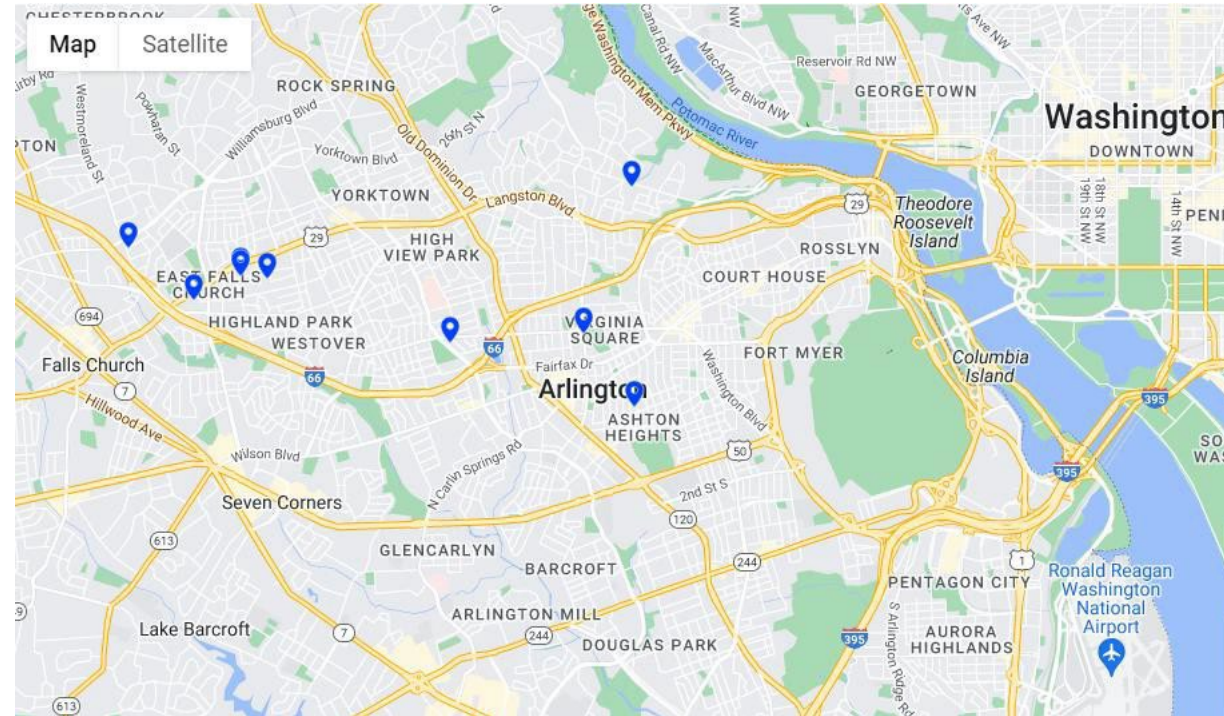
- In March of 2023, Arlington County Board approved a "Missing Middle" zoning reform, allowing smaller multifamily structures — also known as Missing Middle — in what were neighborhoods of only single-family detached homes.
  - Offers an alternative on single-family residential lots that allows for the construction of duplexes, townhouses, and multifamily buildings that meet the design standards in Arlington County Zoning Ordinance (ACZO) §10.4 [Expanded Housing Option Development](#).

# There were 25 approved permits for these missing middle units in 2023 and 9 so far in 2024

Approved Permits 2023 (25)



Approved Permits 2024 (9)





# Alexandria's Upzoning

- In November 2023, Alexandria passed “Zoning for Housing” which is a comprehensive package of zoning reforms
  - Housing for All is the equity component of Zoning for Housing and explores the extent of past discriminatory housing policies and their continued impact, especially on people of color and/or low-income



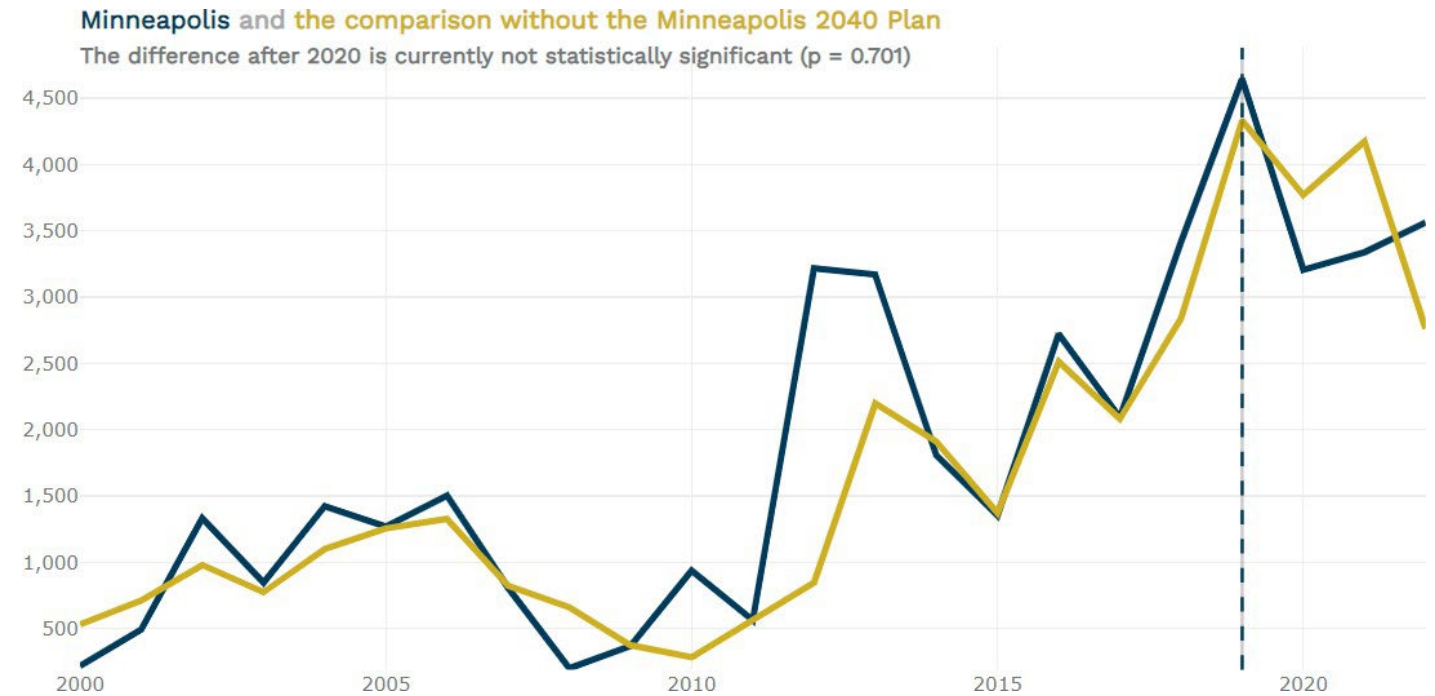
# What it changed

- All of the previous single family and single- and two-family zones now allow up to four-unit buildings
  - Have to follow the same rules that regulate size, height, and setbacks that apply to single-family dwellings
- Changed rules in the zones that allow townhouses to make it easier to build townhouses.
- We eliminated the off-street parking requirement for all houses with four or fewer dwelling units in the City's "enhanced transit area"
- Lowered the parking requirement for houses outside of the enhanced transit area from 1 space per dwelling unit to 0.5 spaces per dwelling unit
- Eliminated the maximum density limit for multi-unit (apartment, condo, and/or mixed use) buildings
- Changed open space requirements to be fairer and more flexible across all the City's zones

Too soon to know what take-up will be (there have been no formal submissions for duplexes but there have been inquiries)

## Many places have seen low uptake of development after upzonings

- Example: Minneapolis
  - Early research on Minneapolis' 2019 allowance for triplexes in previously single-family-only districts shows no conclusive difference in total units and multi-family units permitted after the policy was implemented (Selvamani 2023).



Source: [Federal Reserve Bank of Minneapolis](#)



# Potential reasons for low take-up include:

- Reforms may lack the necessary additional complementary zoning code changes needed to make multifamily development feasible (e.g., increases in allowed building heights) (Parolek 2020)
- Lawsuits in all three cities from residents fighting against the reforms could be adding too much risk for builders
- High mortgage rates and market uncertainty could be hindering development overall
- Developers may be unable to make a profit when tearing down a single-family home to replace it with a small multifamily building

## Other reforms have seen some success

Removing parking minimums

Fast tracking permitting for affordable housing

Simplifying the development process

“I’m going to say that 40 years ago, when I first started being a building contractor, I could walk into the county building with a plan that was basically three pages. I would walk out with a permit, and it would cost me about \$200, in an hour, one hour. Now, it would take you, probably, at least four to six months to get a permit, which would cost you \$30,000.” —Contractor

# Even with high take up, there may be concerns about the impact of upzonings on housing affordability



Builders might convert existing lower-cost units into higher-cost ones which might then also cause amenity effects to increase surrounding housing values (Freemark 2020, Kuhlmann 2021, Zhou et al. 2008)



Upzonings might increase all land values by changing what can be developed on a parcel while influencing what amenities investors anticipate in the surrounding neighborhood (Greenaway-McGrevy et al. 2021, Kuhlmann 2021)



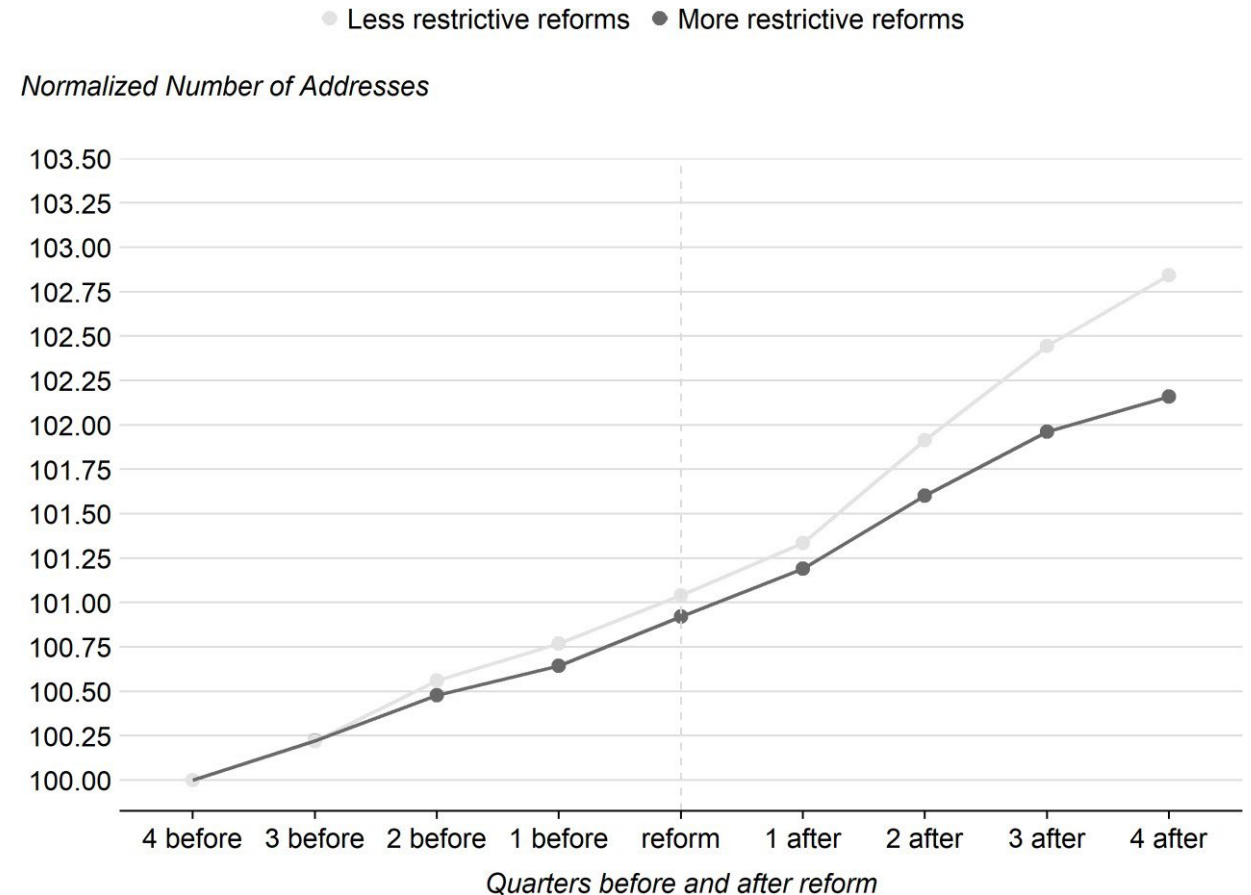
Upzoning might induce new demand (ie, demand for housing might go up at a similar or even higher rate than the increase in supply)



# So what does this all mean?

- Reforms loosening restrictions can increase housing supply, but this increase is likely inadequate to increase the availability of housing affordable to low- and middle-income households in the short-term (and may even cause some increases in prices, at least in the short term)

Average number of addresses before and after reforms, normalized



Source: [Stacy et al. 2022](#)

# Recommendation:

Leaders should consider pairing **direct investments in affordable housing**, such as immediate investments in public and assisted housing and LIHTC developments, **with reforms loosening land use restrictions** to address both short-term and long-term housing affordability.

The Bloom in Alexandria



**Thank you!**

**Christina Stacy**  
**[cstacy@urban.org](mailto:cstacy@urban.org)**

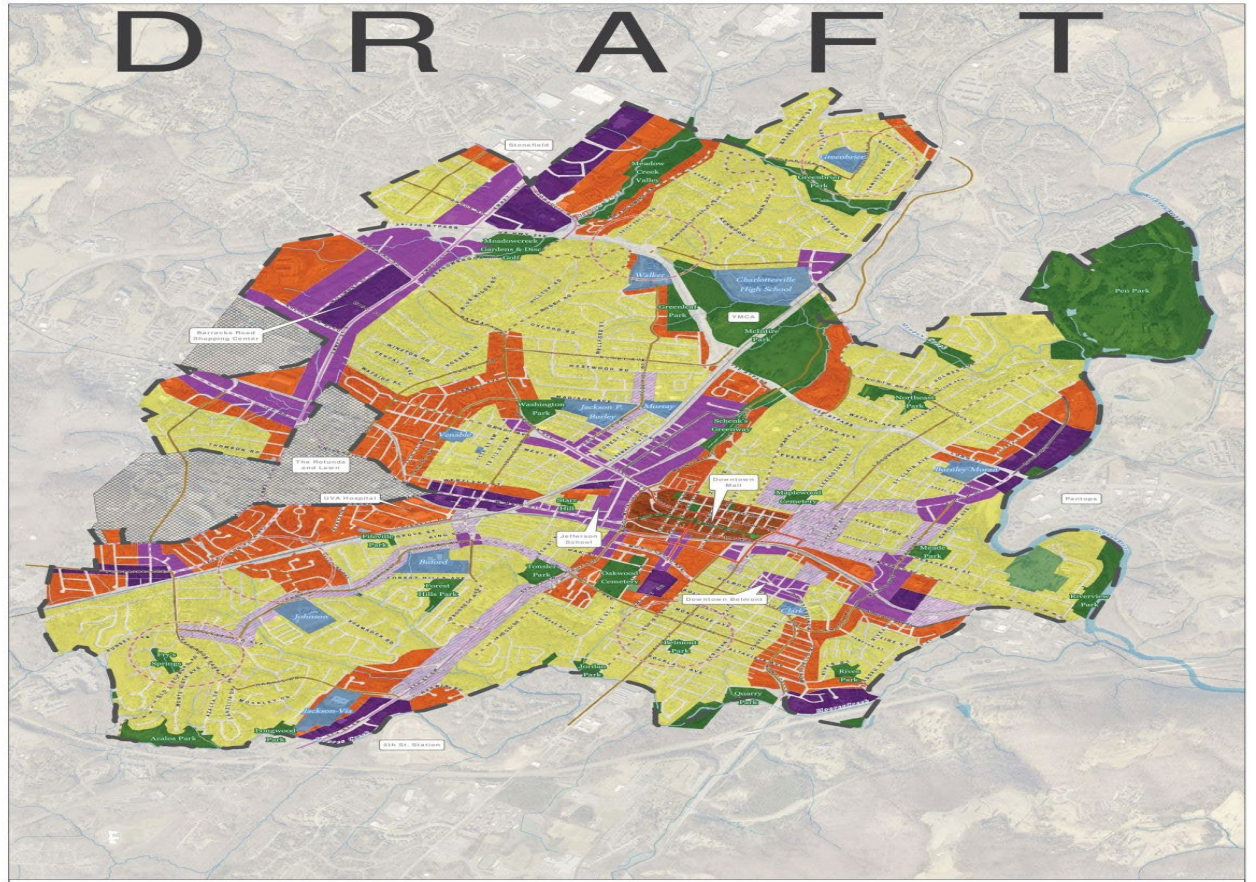
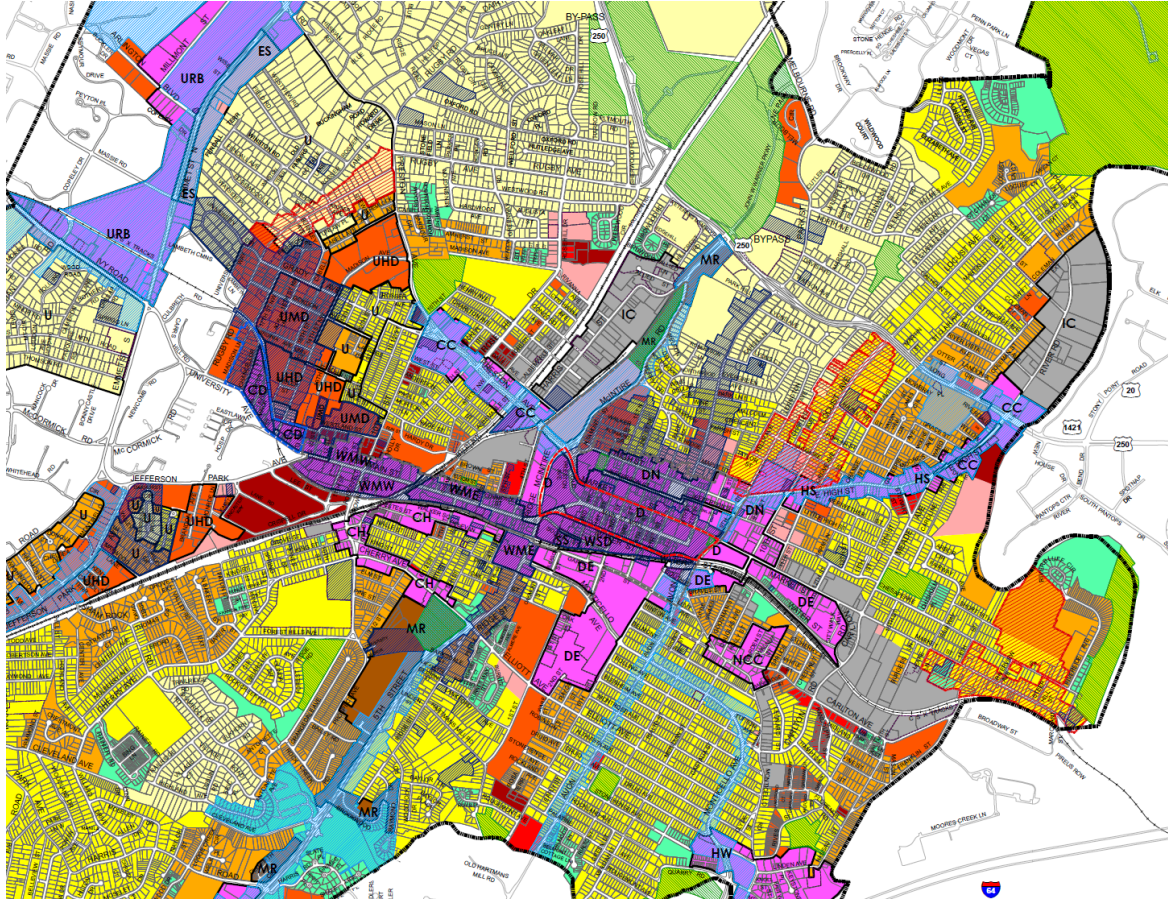


# PlanRVA Day!

*A day of learning, networking, and collaboration.*







**City of Charlottesville  
Comprehensive Plan 2018  
General Land Use Plan**

1 inch = 1,000 feet  
1:12,000 on 24"x36"



<p><b>Land Use</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #8B4513; border: 1px solid black;"></span> Downtown</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #D2691E; border: 1px solid black;"></span> High Intensity Mixed Use</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FF8C00; border: 1px solid black;"></span> Moderate Intensity Mixed Use</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFD700; border: 1px solid black;"></span> Neighborhood Commercial</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFA500; border: 1px solid black;"></span> Moderate Intensity Residential</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFD700; border: 1px solid black;"></span> Low Intensity Residential</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black;"></span> UVA</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px dashed black;"></span> Neighborhood Amenity</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #3CB371; border: 1px solid black;"></span> Park</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #4682B4; border: 1px solid black;"></span> School</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #3CB371; border: 1px solid black;"></span> Private Cemetery</li> </ul>	<p><b>STW Typology</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FF0000; border: 1px solid black;"></span> Downtown</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #808080; border: 1px solid black;"></span> Industrial</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #808080; border: 1px dashed black;"></span> Mixed Use A</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #808080; border: 1px dashed black;"></span> Mixed Use B</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #808080; border: 1px dashed black;"></span> Neighborhood A</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #808080; border: 1px dashed black;"></span> Neighborhood B</li> </ul>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Map by HDR, City of Charlottesville, ©2008-2017  
Data Source: City of Charlottesville Planning Department and  
Projection Information: Lambert Conformal Conic, NAD83, Virginia State Plane South  
This product is for general information only and shall not be used  
for design, construction, or construction only and shall not be used  
therein as a guarantee of completeness or accuracy.  
The City assumes no liability arising from use of this product.

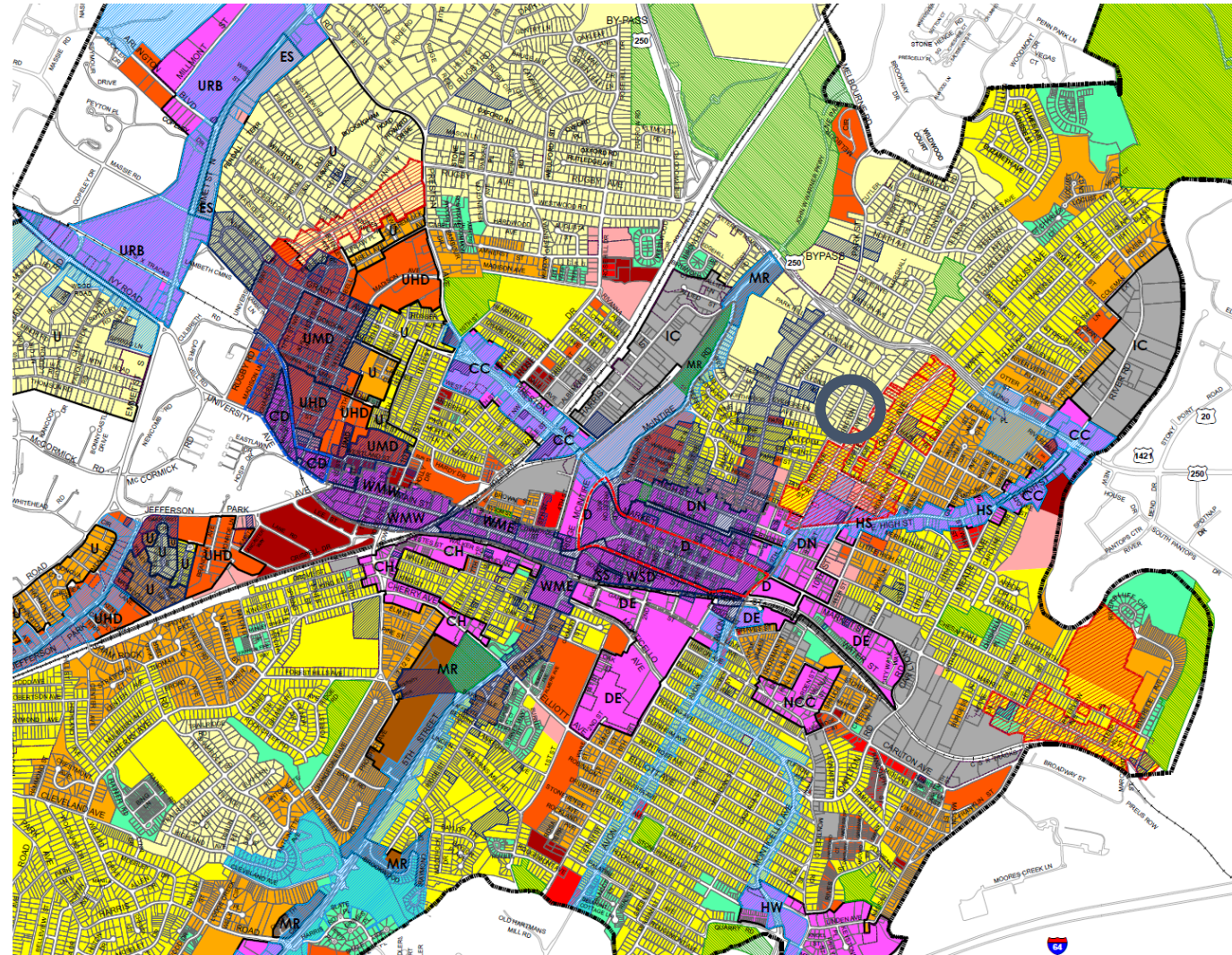












clusively for residential purposes.

2. No property in this subdivision shall be sold to any person not of the Caucasian race.

3. No building costing less than \$5,000.00 except the usual and necessary out buildings used in connection with the residence shall be erected on said property.

4. All buildings, exclusive of the porches, erected on the property shall not be less than twenty-five feet from the front line of the property.

Subject to the above restrictions Emily H. Michie T.J. Michie and E. E. Stratton covenant with Hattie B. Gooch that they have the right to convey said land to the grantee; that the grantee shall have quiet possession of said land, free from all encumbrances; that they have done no act to encumber said land; and that they will give such further assurances of said land as may be requisite.



No further copies can be made.

# CITY OF CHARLOTTESVILLE VIRGINIA







CITY PLANNING COMMISSION  
CHARLOTTESVILLE VIRGINIA

HARLAND BARTHOLMEW & ASSOCIATES  
CITY PLANNERS  
ST. LOUIS ATLANTA HONOLULU

## HOUSING PLAN

### LEGEND

-  RESIDENTIAL NEIGHBORHOOD OF STANDARD DEVELOPMENT
-  SUBSTANDARD RESIDENTIAL AREA IN NEED OF REDEVELOPMENT
-  DEPRECIATING RESIDENTIAL AREA IN NEED OF REHABILITATION
-  DEPRECIATING RESIDENTIAL AREA WITHIN AN AREA OF COMMERCIAL OR INDUSTRIAL EXPANSION
- 6** NUMBERS REFER TO SUBSTANDARD AREAS MENTIONED IN TEXT

NOTE—AREAS WITHOUT SYMBOLS ARE NON-RESIDENTIAL AREAS, INCLUDING COMMERCIAL INDUSTRIAL, PUBLIC, SEMI-PUBLIC AND UNDEVELOPED AREA.



3. Area for...  
 4. Area...  
 5. Area...  
 6. Area...  
 7. Area...  
 8. Area...  
 The problem of...  
 The...  
 The...

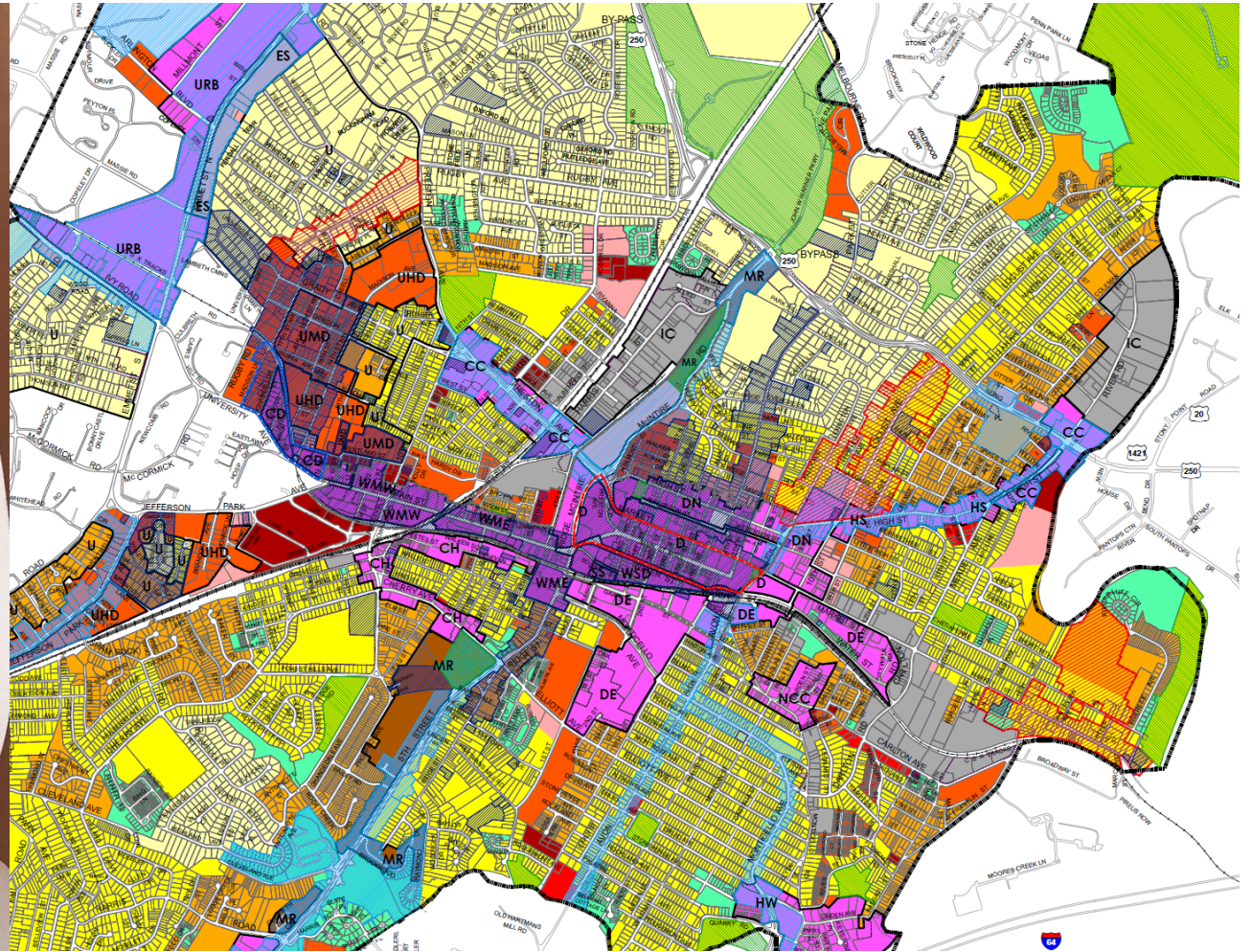
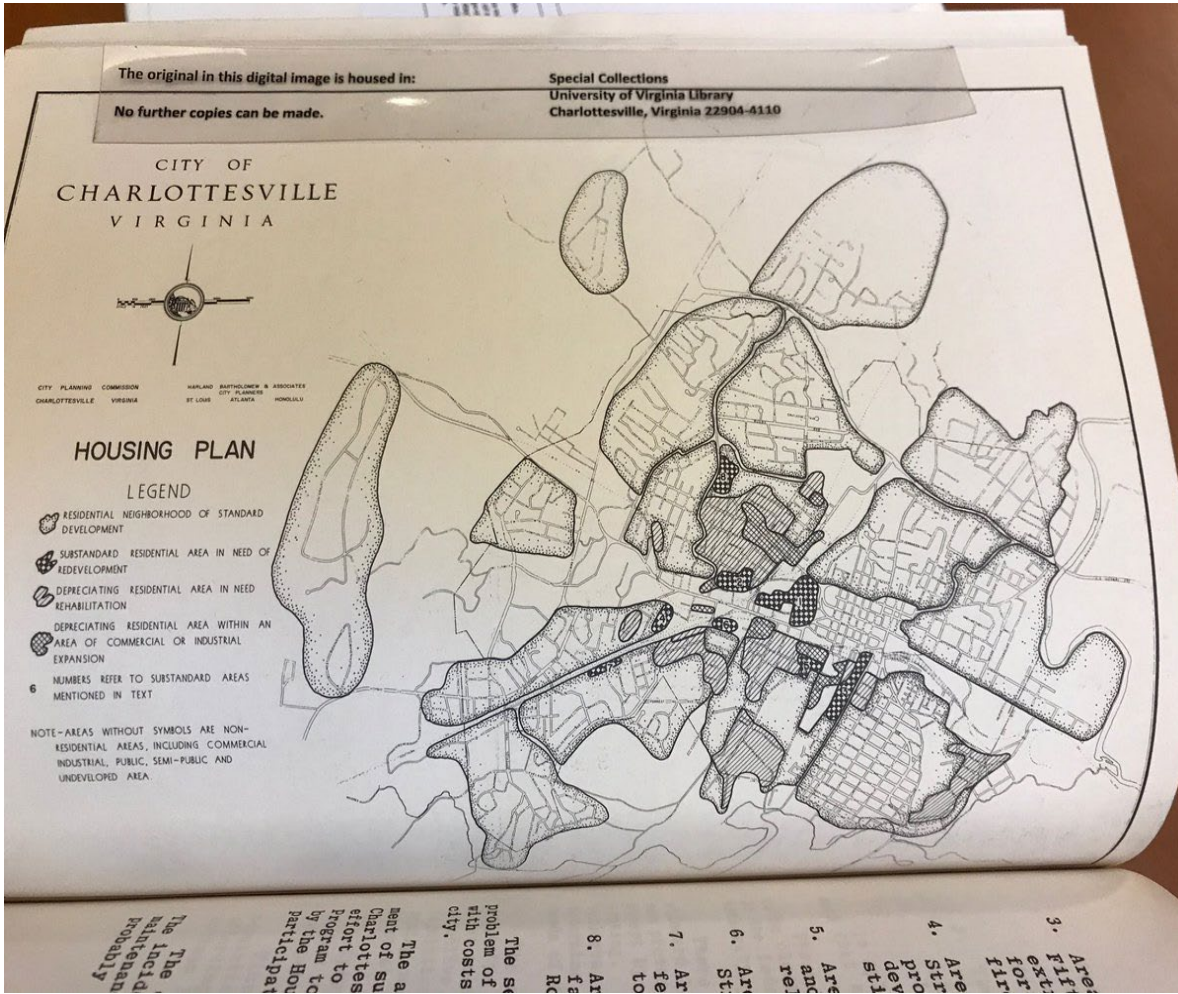




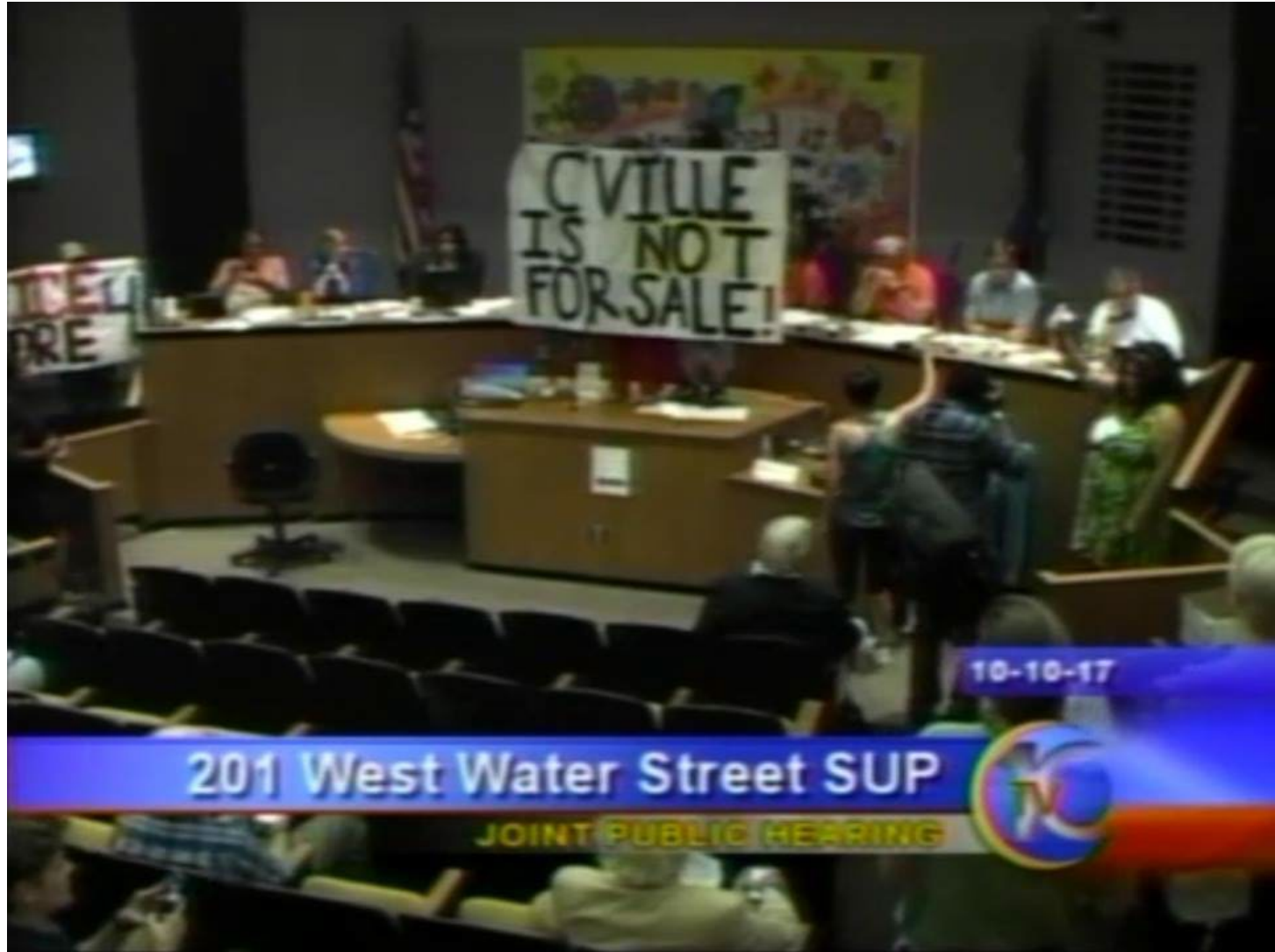












CVILLE  
IS NOT  
FOR SALE!

10-10-17

201 West Water Street SUP

JOINT PUBLIC HEARING





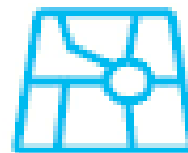
# CVILLE PLANS TOGETHER



Comprehensive  
Plan

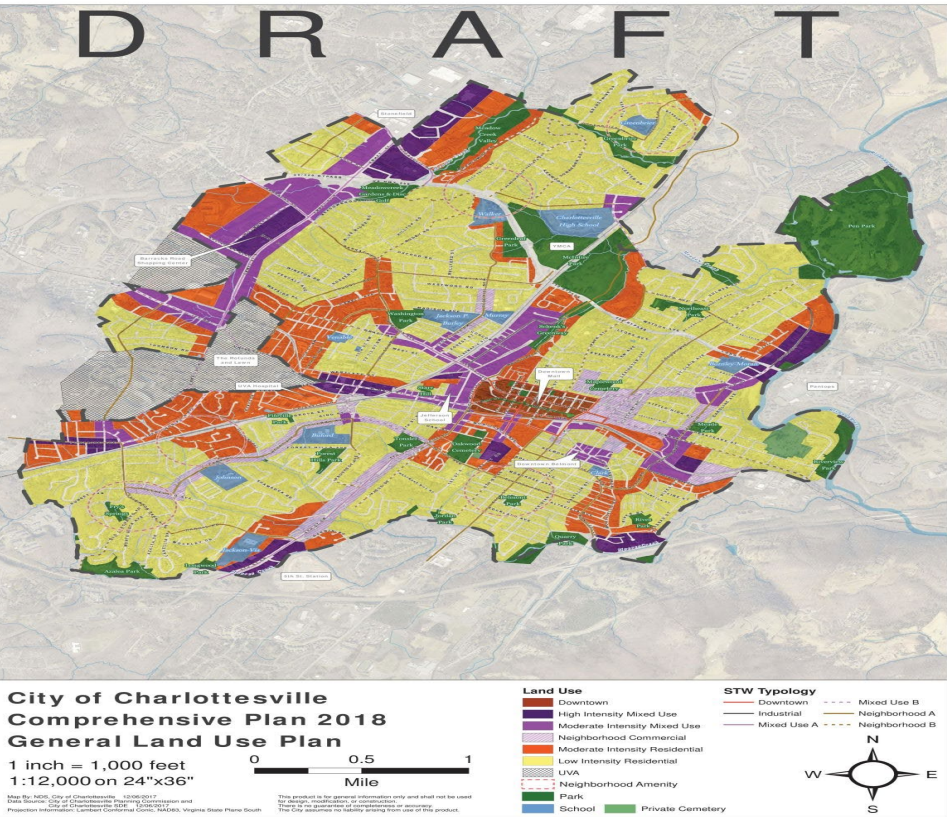


Housing  
Strategy

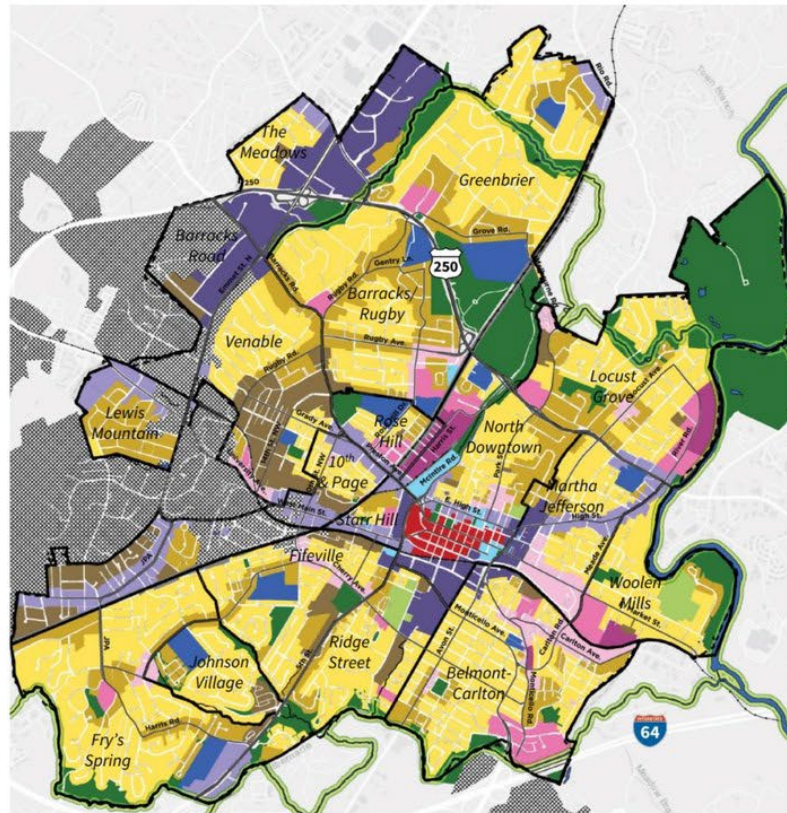


Zoning  
Update

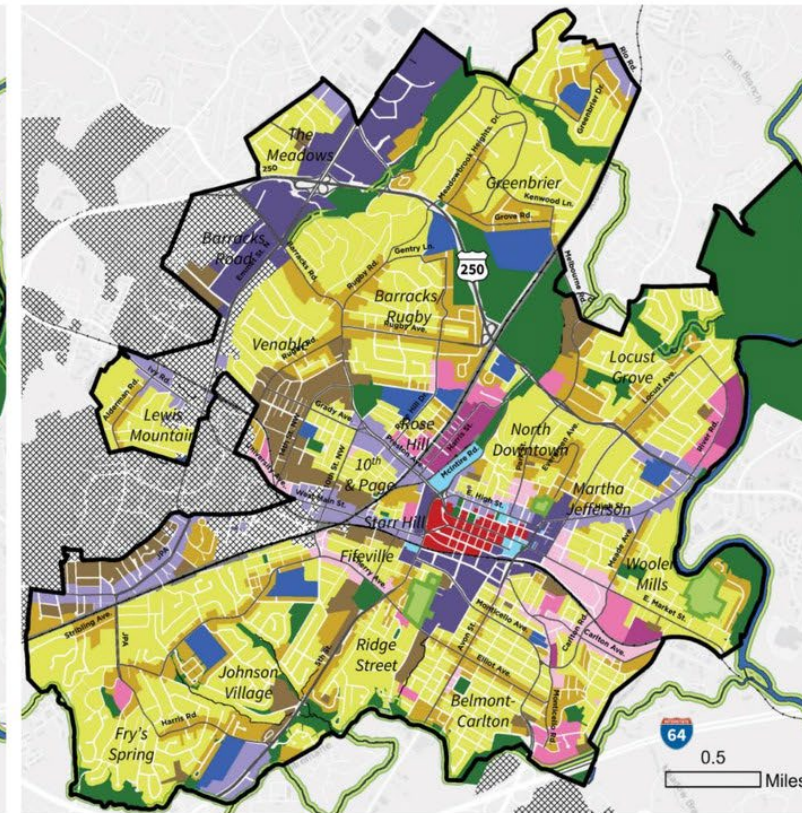
**Updating the future vision for Charlottesville, with a focus on equity and affordability.**



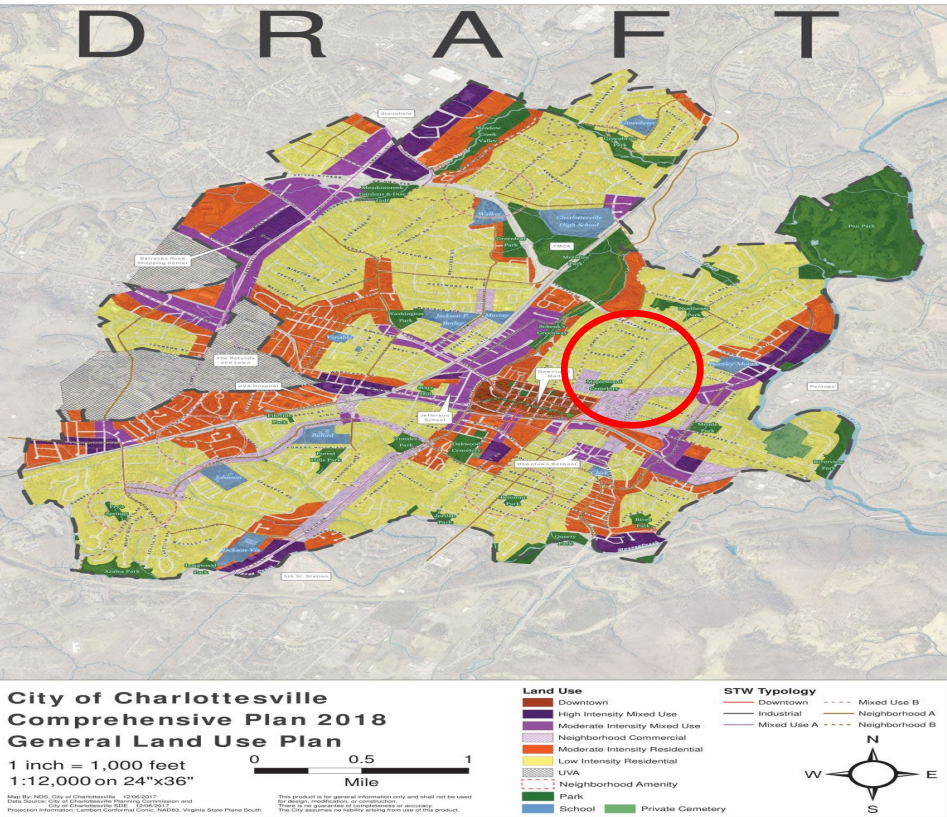
**Draft Future Land Use Map (May 2021)**



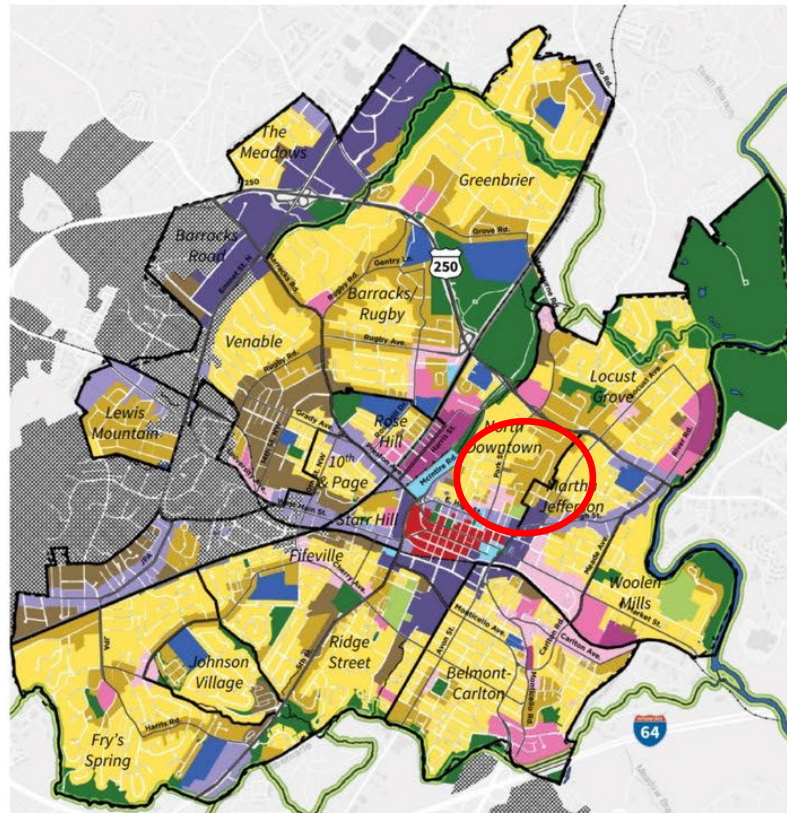
**Draft Future Land Use Map (August 2021)**



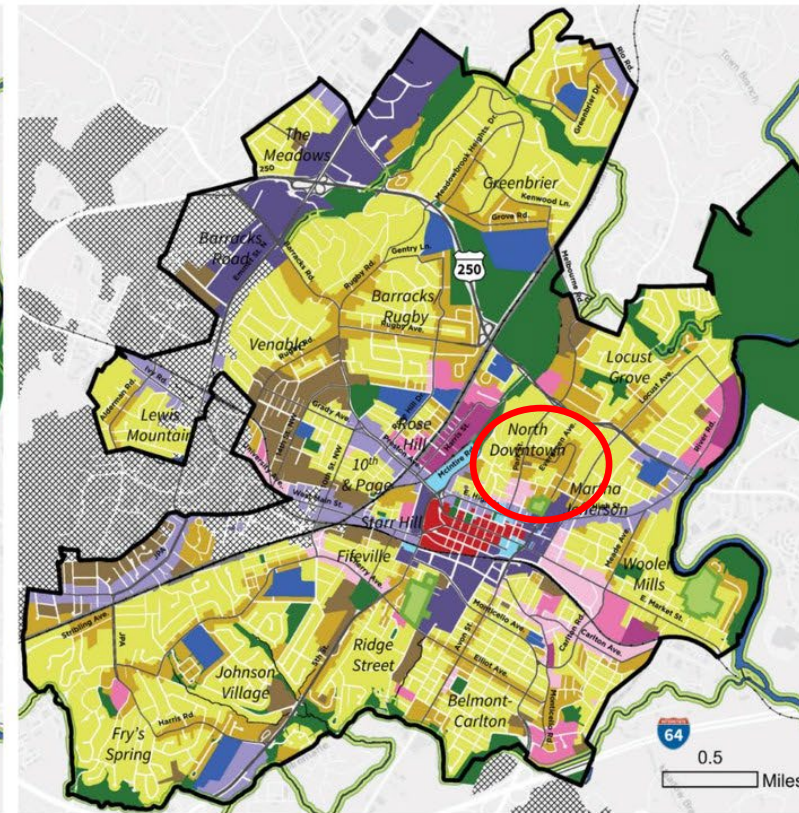




**Draft Future Land Use Map (May 2021)**



**Draft Future Land Use Map (August 2021)**











PIEDMONT  
HOUSING  
ALLIANCE













Throttle down by right, base use and intensity.

Add extra protection to historically gentrified areas.

## Land Use Map

Descriptions provided on the next page.

Consistent with the existing single-family character

of houses, townhomes, and smaller multi-unit lower intensity neighborhoods

Multi-unit housing

encompass a mix of land uses arranged in a surrounding residential area.

Supporting employment, and commercial goals

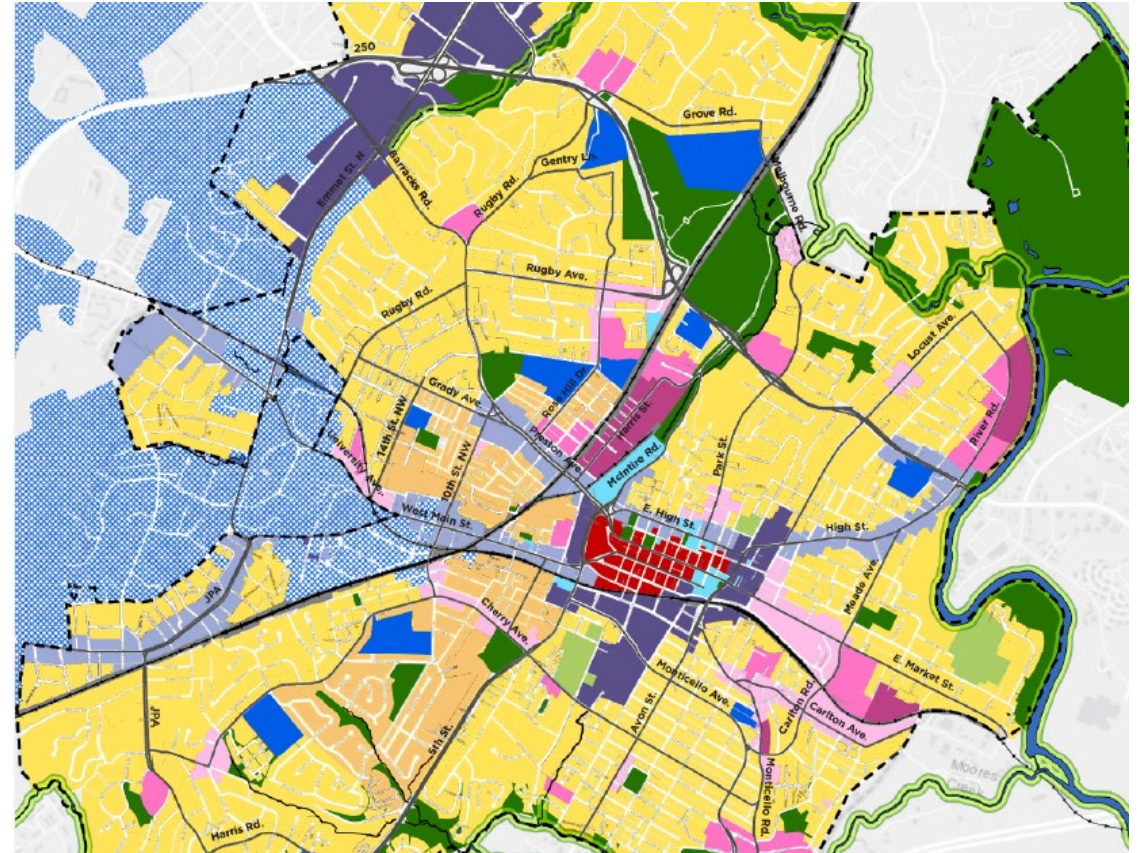
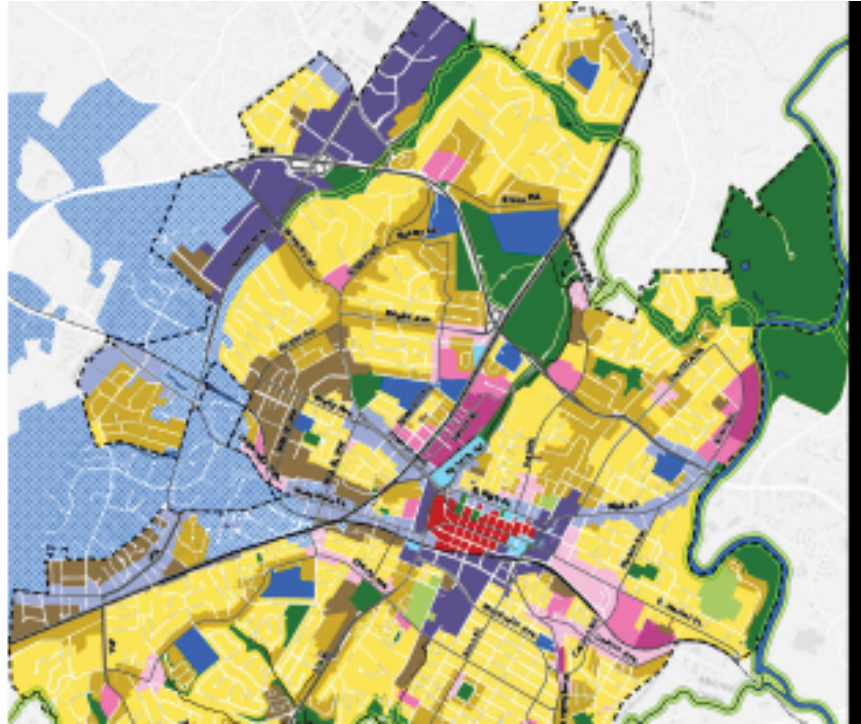
by

corridors that support existing

uses arranged along corridors that link the areas of the city.

DUSE

for industrial and production uses as well as other uses, where feasible.





...But Add Overlay

Extra zoning allowances if and only if there is affordable housing

### Use Map

Descriptions provided on the next page.

Consistent with the existing single-family character

Multi-unit housing, townhomes, and smaller multi-unit lower intensity neighborhoods

Multi-unit housing

Compass a mix of land uses arranged in a surrounding residential area.

Supporting employment, and commercial goals

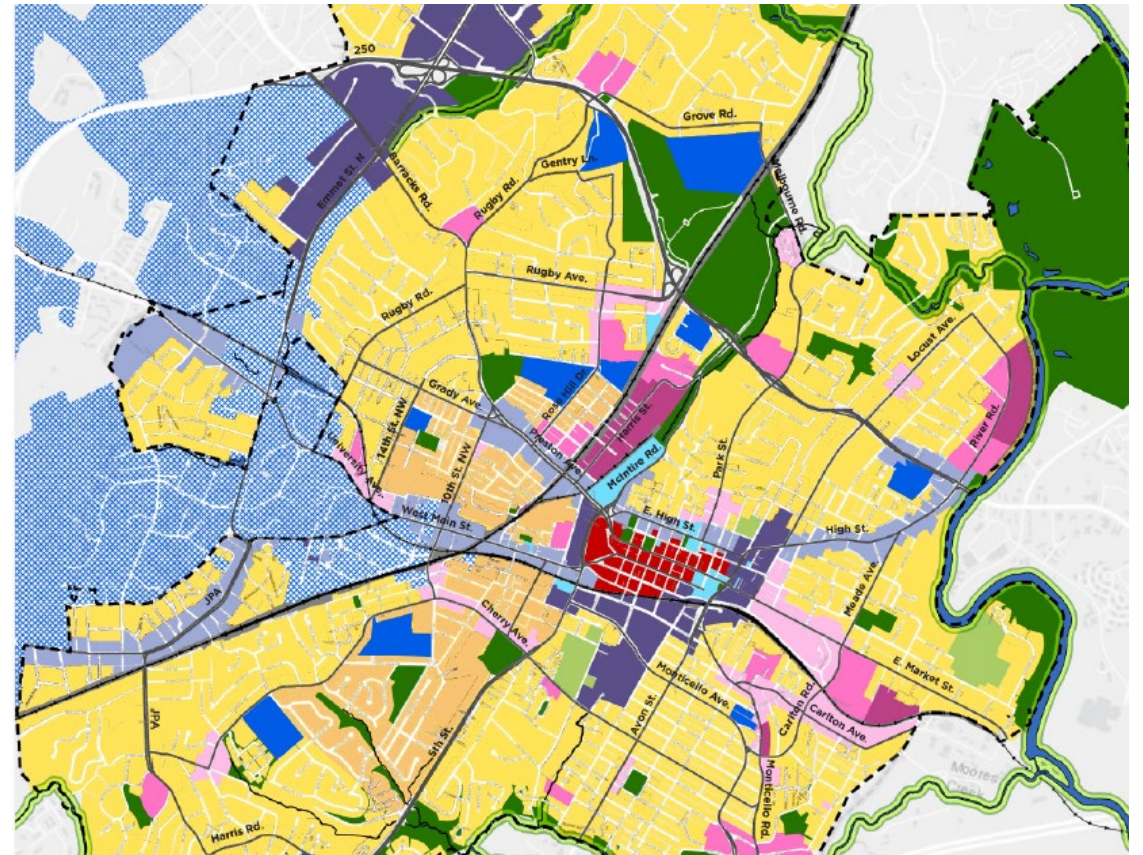
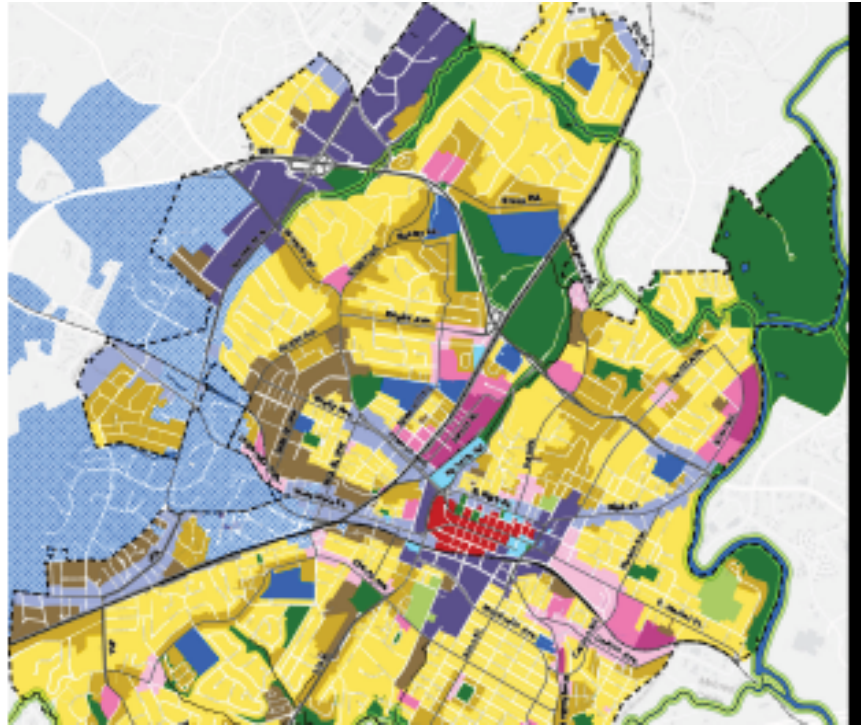
By

Corridors that support existing

Arranged along corridors that link the areas of the city.

DUSE

Permitted industrial and production uses as well as other uses, where feasible.



## Previous R1S Zoning



One lot/One home plus by up to one ADU by  
provisional use permit

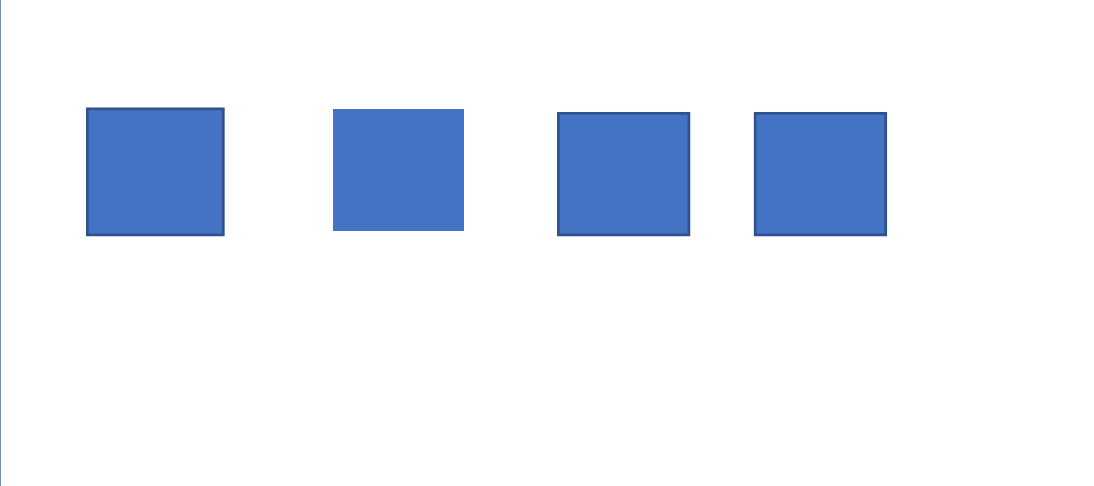
No affordability requirements



# Low Density Residential Proposal



By Right

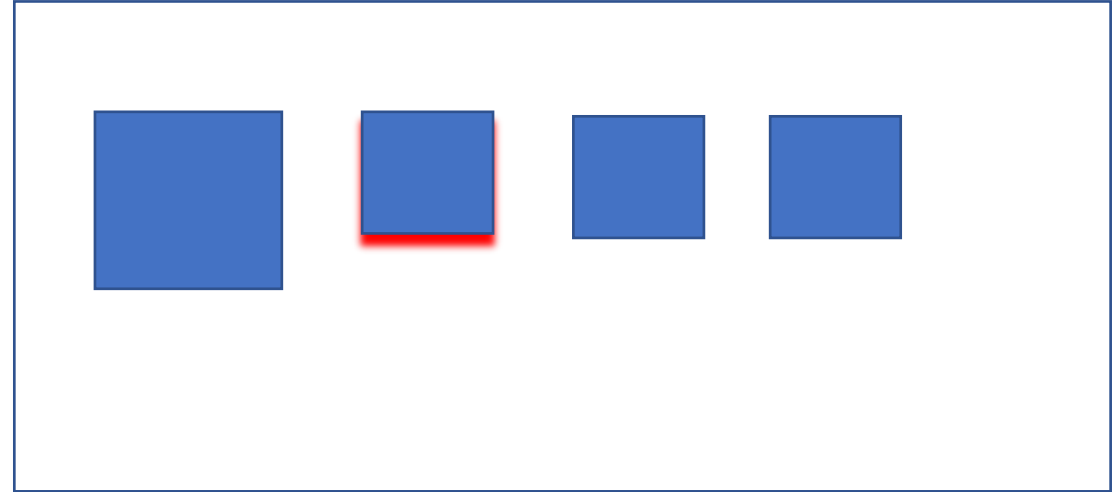


Four units by right

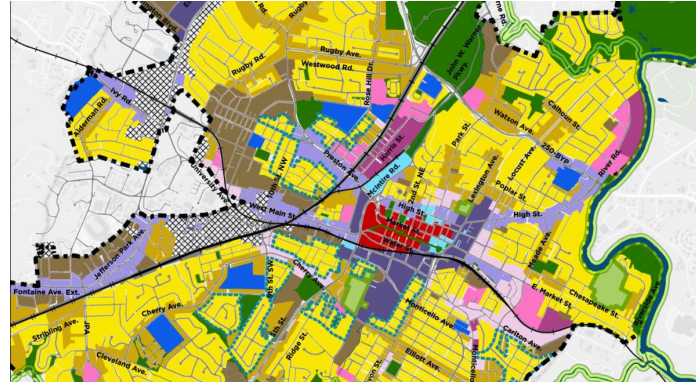
## What we advocated for



By Right

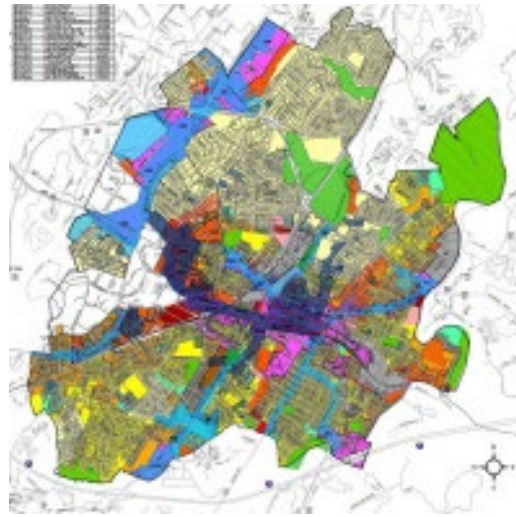


If first extra unit is affordable



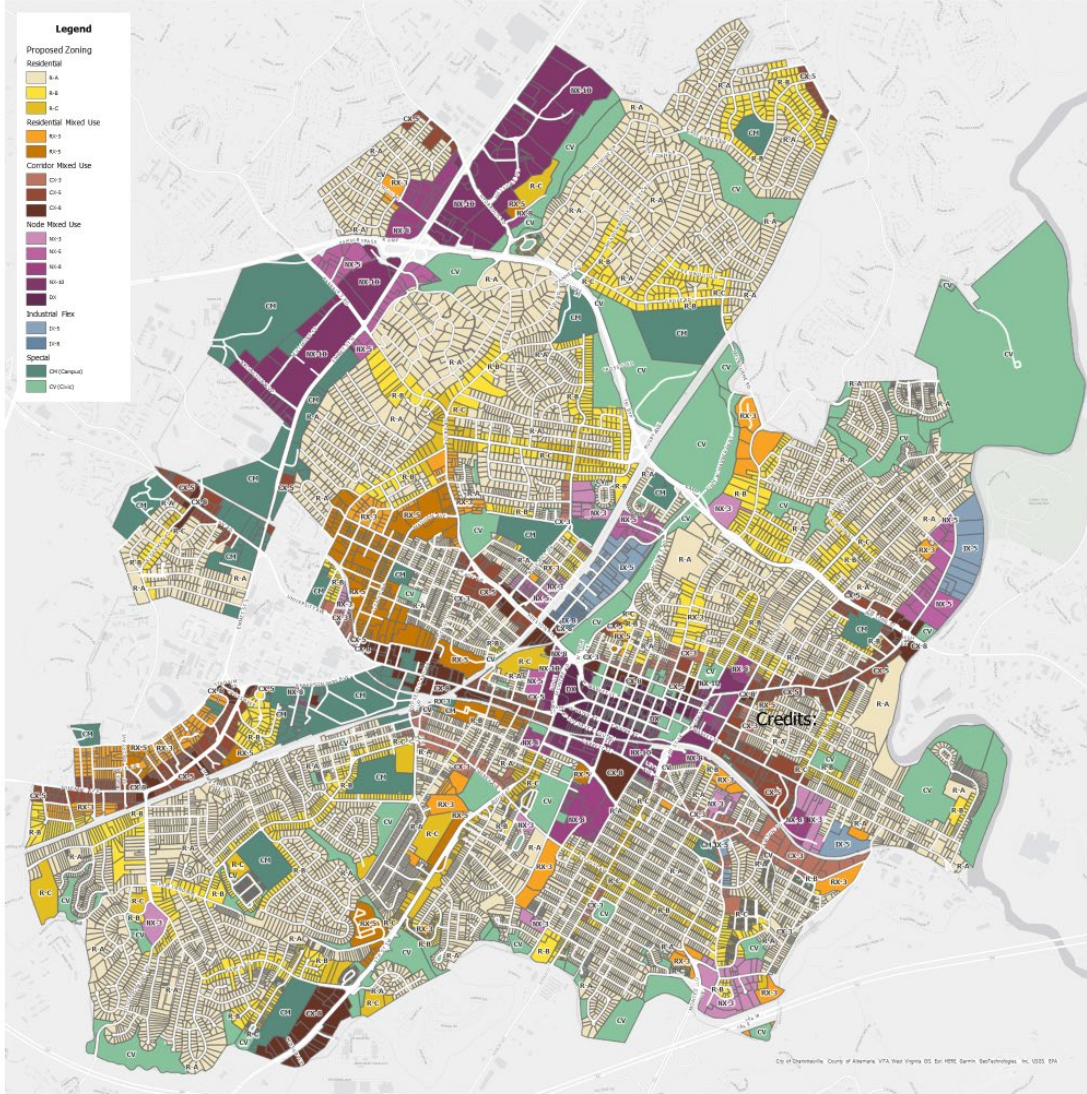
- In November 2021, the Charlottesville City Council adopted a Future Land Use Map that...
  - Is based on the affordable housing plan
  - Incorporates a City wide upzoning
  - Prioritizes extra protection for historically low income and African American neighborhoods
  - Notes that, in the City-wide zoning rewrite, inclusion of affordable housing will allow a by right increase in density as well as other zoning allowances.





- In December 2023, the Charlottesville City Council passed a city wide zoning ordinance that...
  - Is based on the future land use map, comp plan and affordable housing plan
  - All but eliminates R-1
  - Adds extra protection (RNA) for historically low income and African American neighborhoods
  - Is the first in VA with mandatory affordable housing requirements citywide.
  - Is the first in VA to allow MF in all districts while eliminating minimum parking requirements
  - Provides bonus density for affordable housing on all parcels in the City

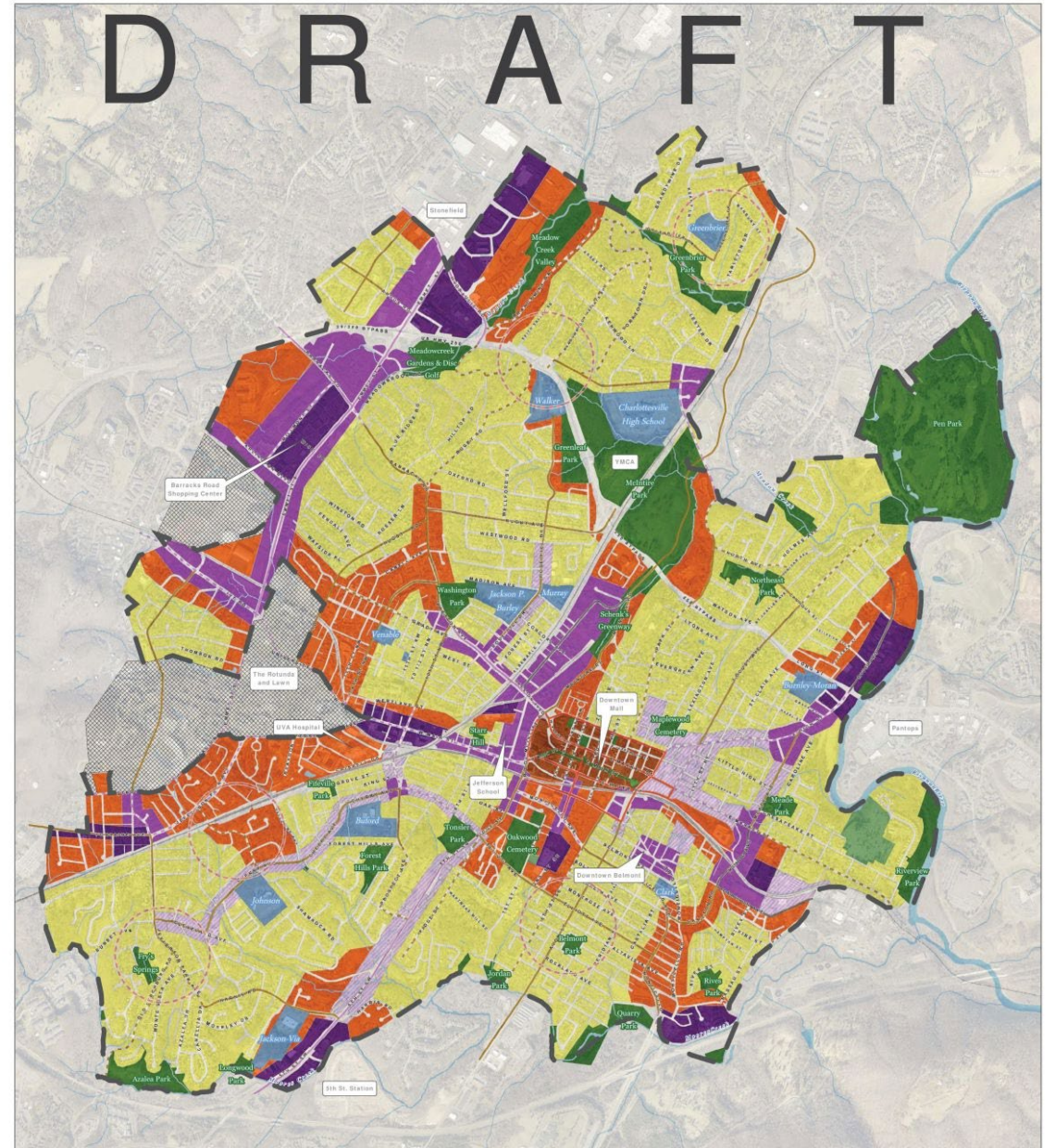
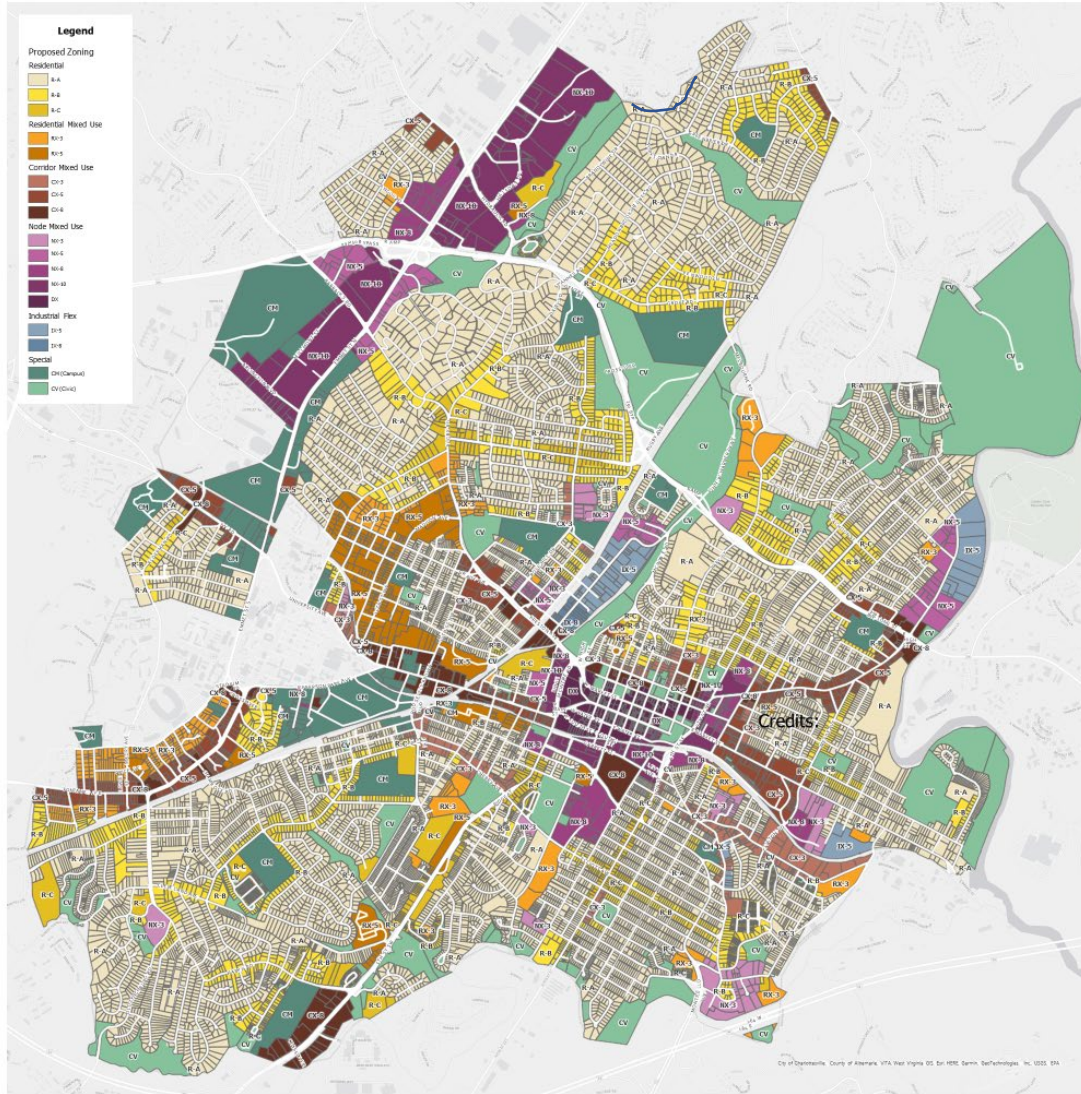




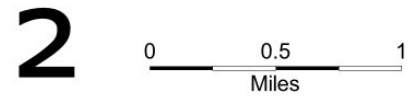
Use the interactive map to zoom in on specific sites







Use the interactive map to zoom in on specific sites



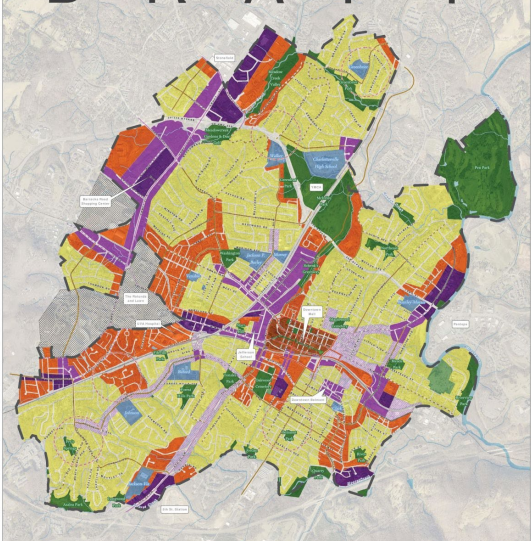


# Previous R1S (Yellow) Zoning

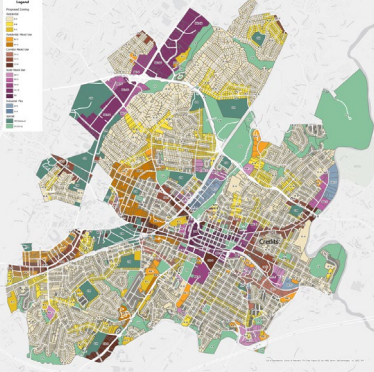


One lot/One home plus by up to one ADU by provisional use permit

No affordability requirements

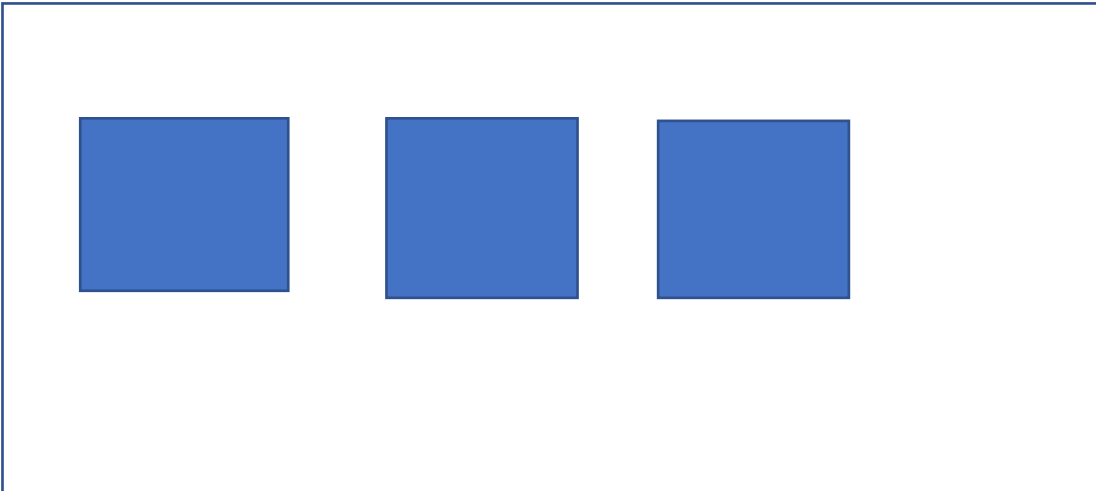


# New RA (low intensity residential zones)

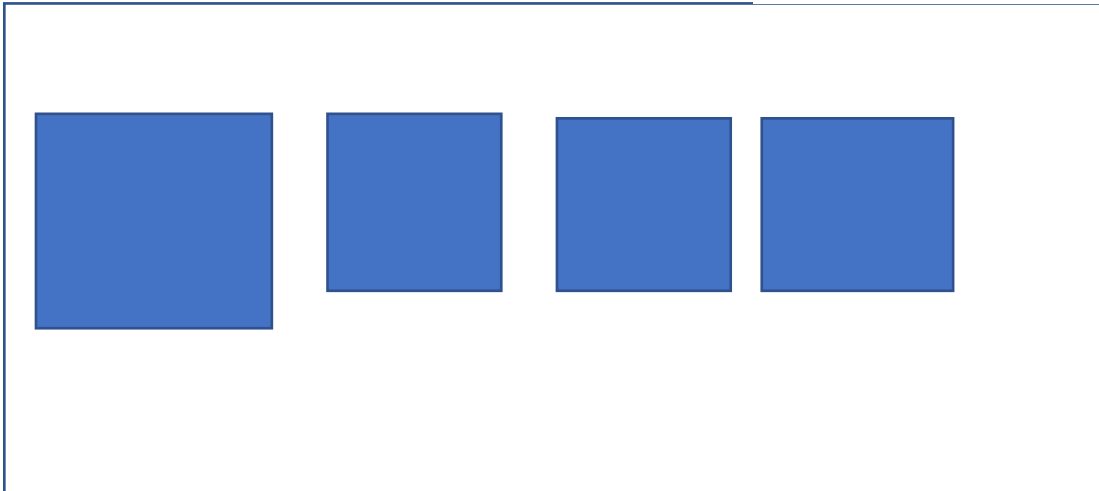


Use the interactive map to zoom in on specific sites  
CvillePlansTogether.com/draft-zoning/

2 0 0.5 1 Miles



By Right

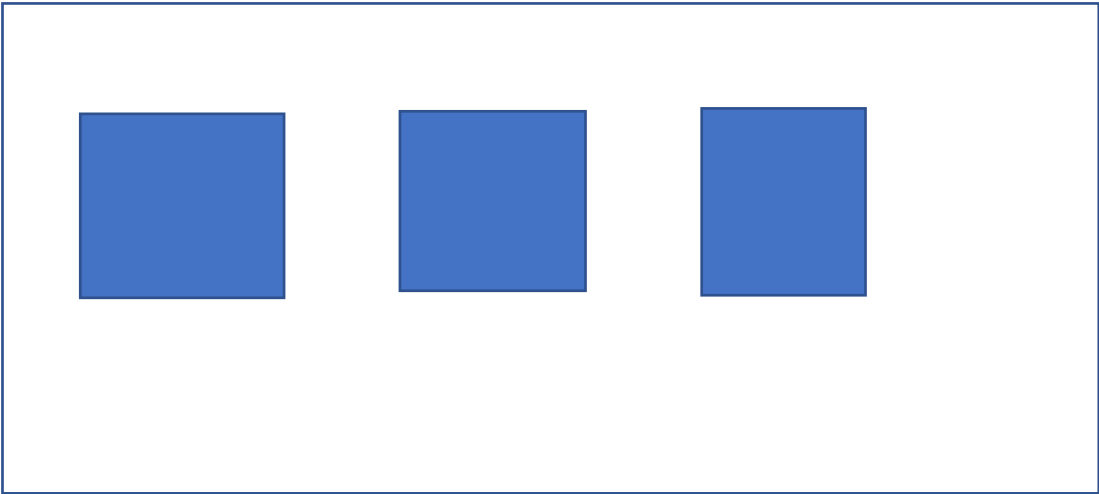
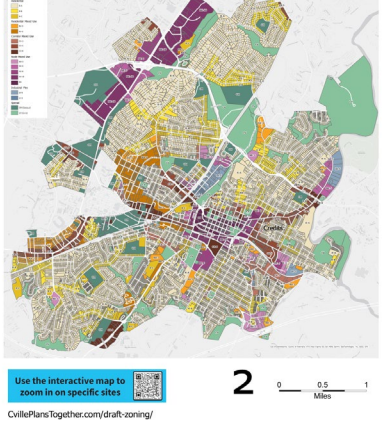


If original unit is maintained

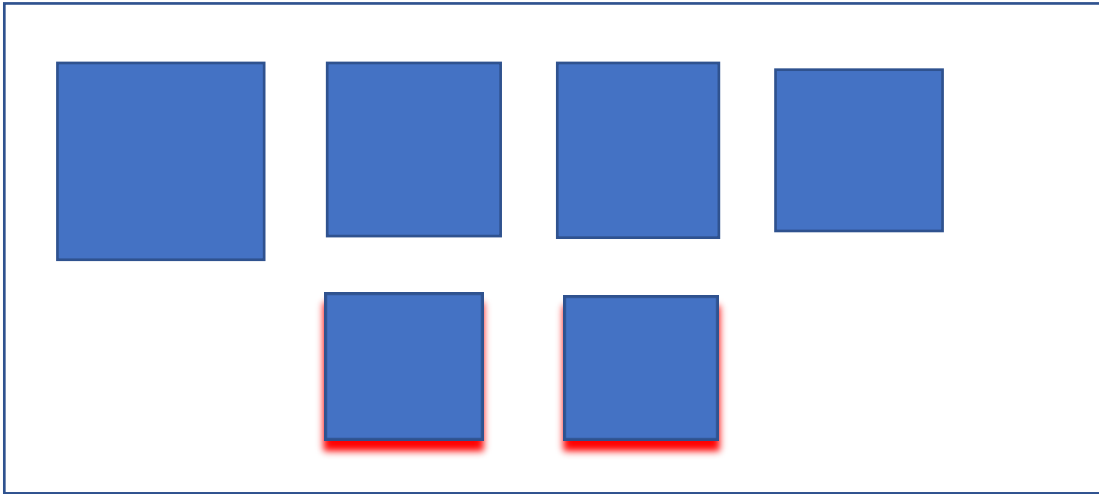




# “RA” Affordable Housing Bonus



By Right

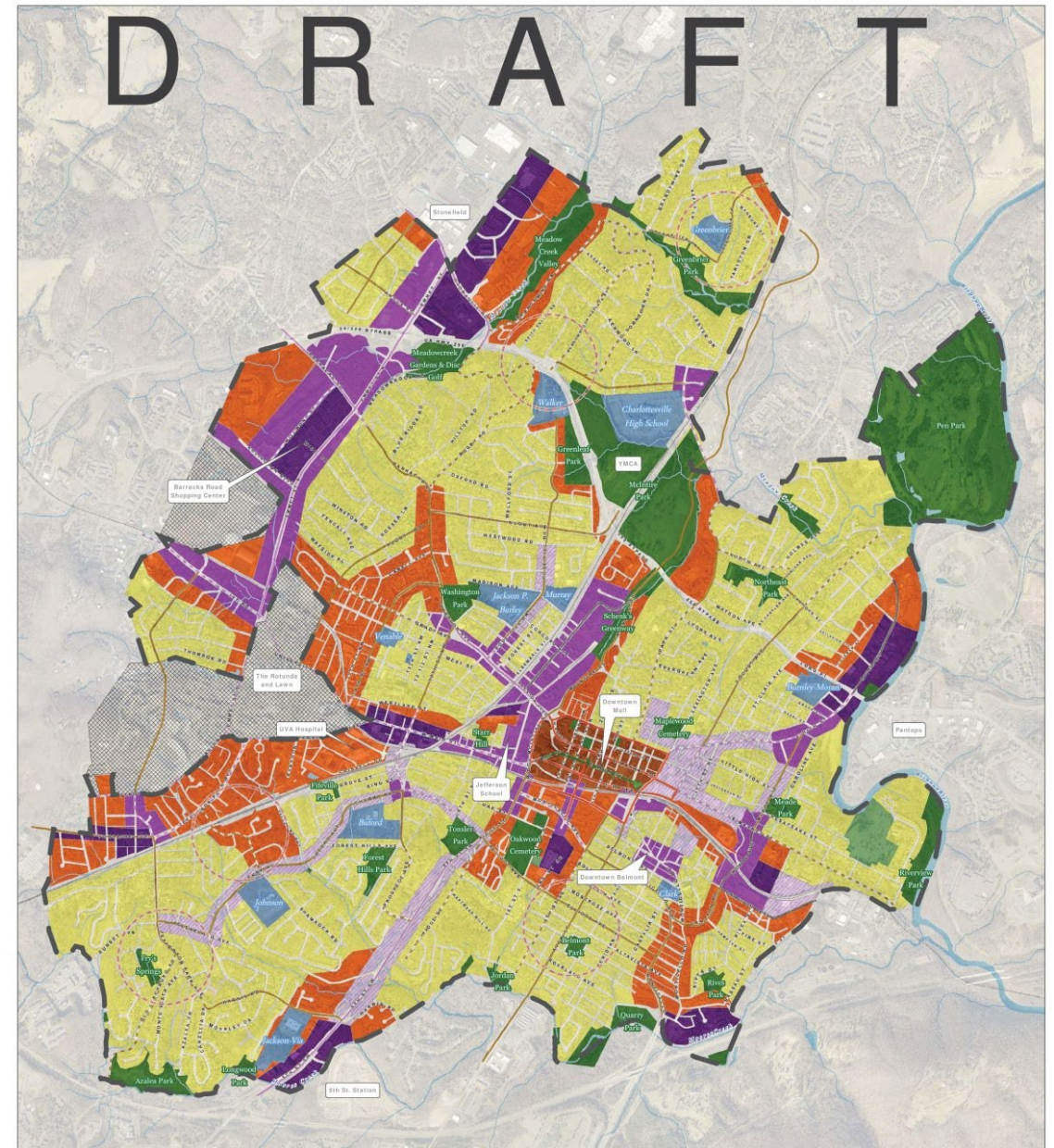
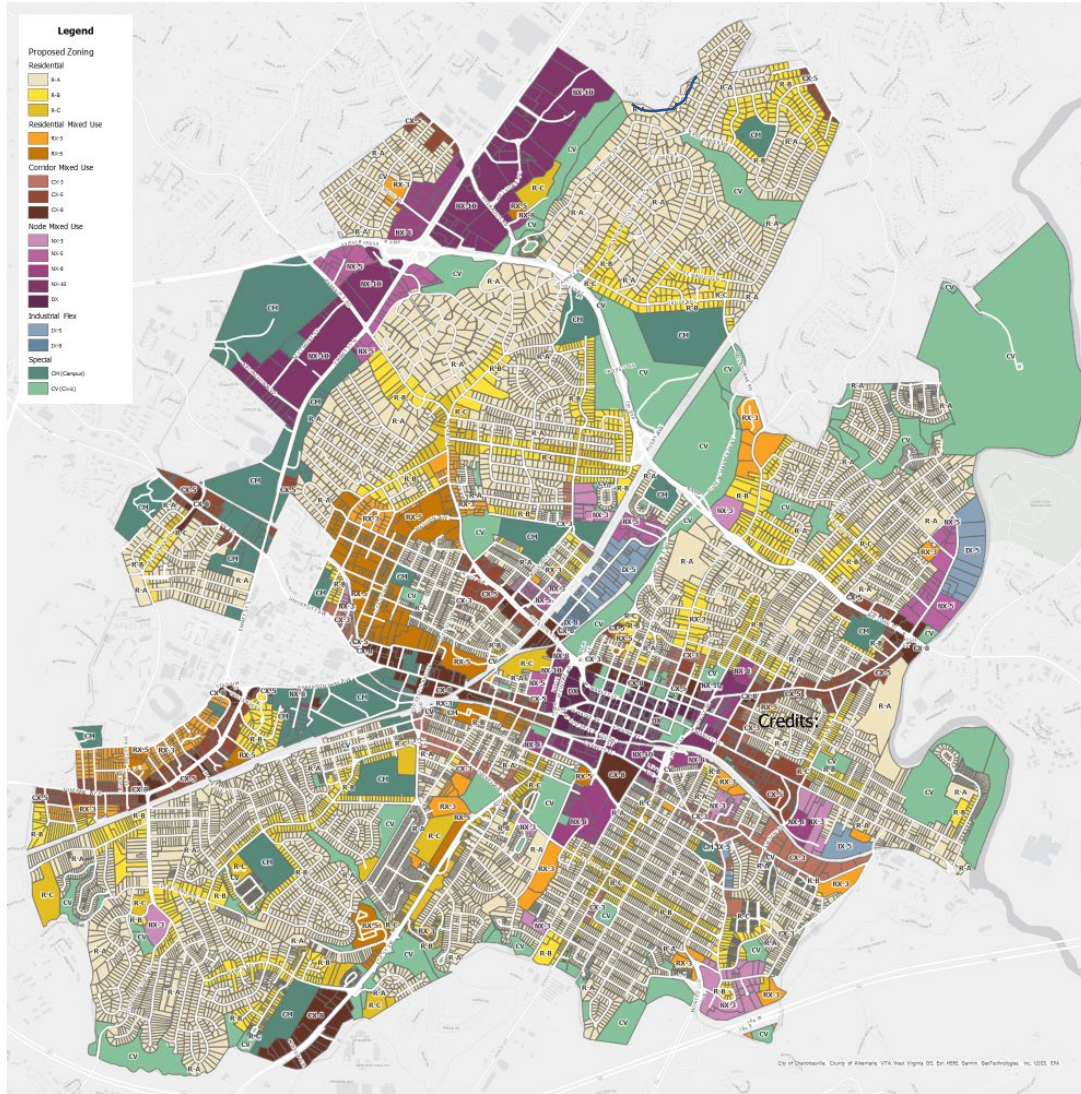


If original unit is maintained and one unit is affordable (two extra affordable units)

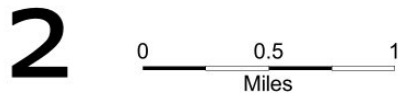
# Proposal 5. A Multifamily Complex on a Corner Hillside







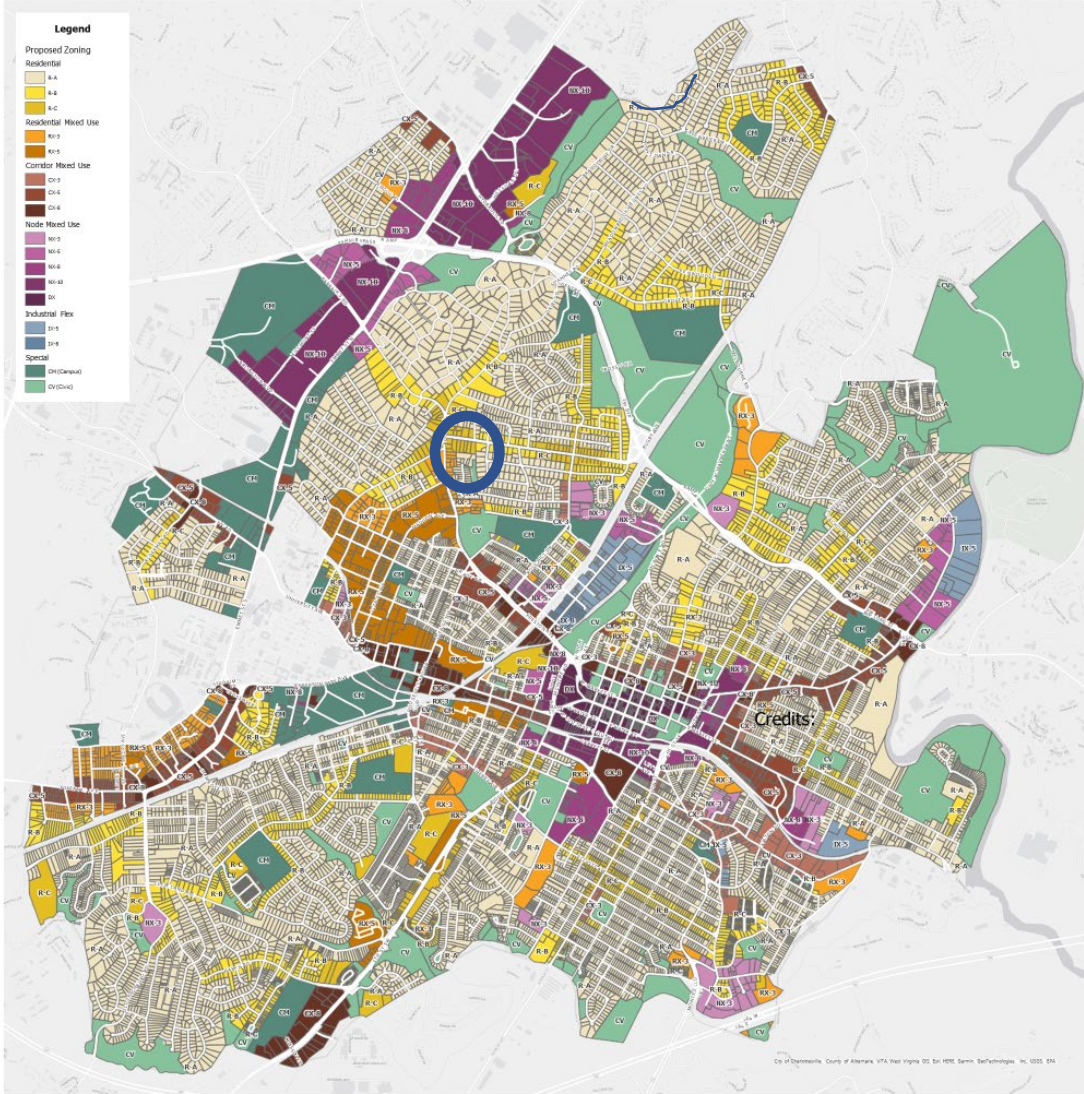
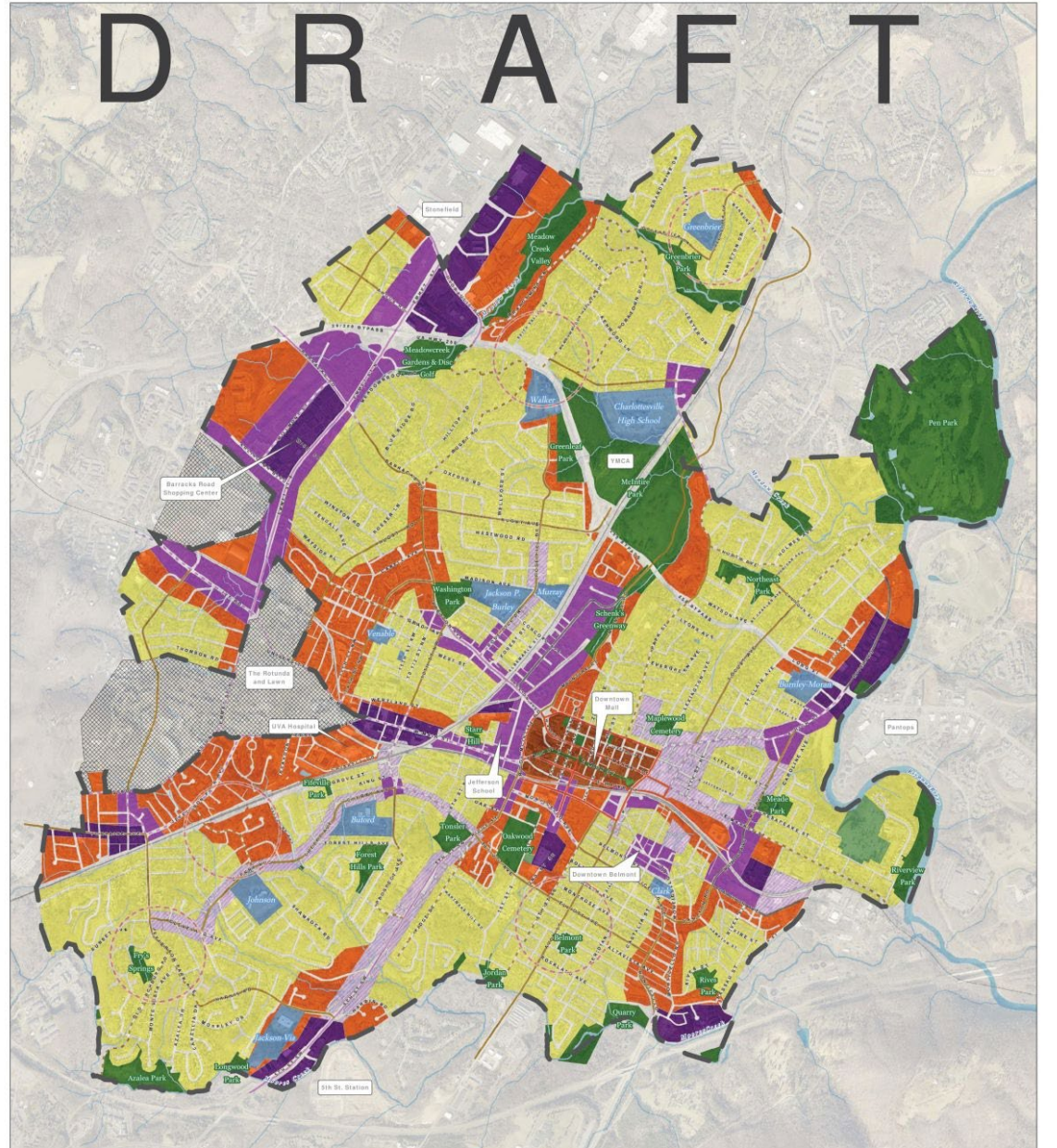
Use the interactive map to zoom in on specific sites





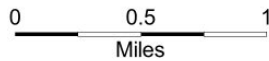




Use the interactive map to zoom in on specific sites



2

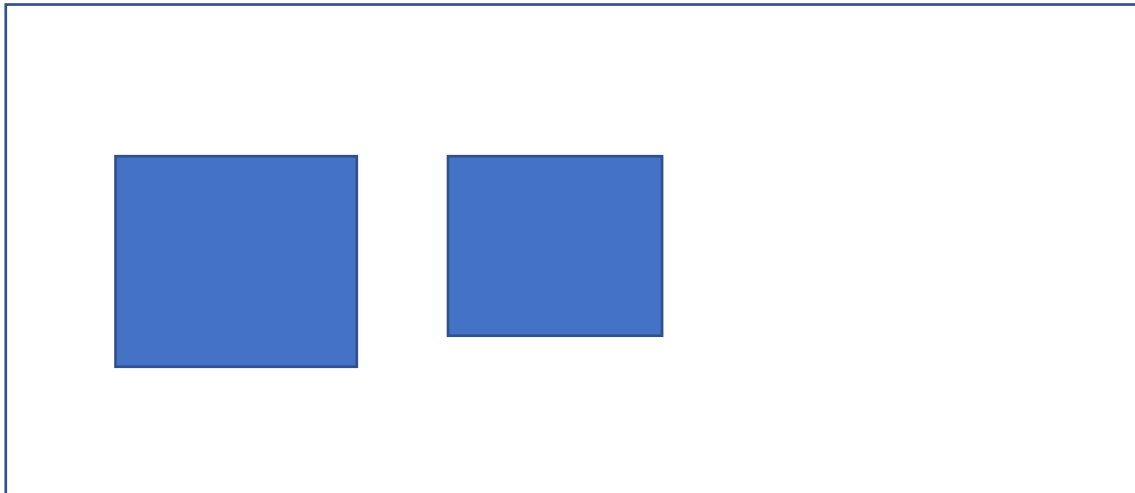




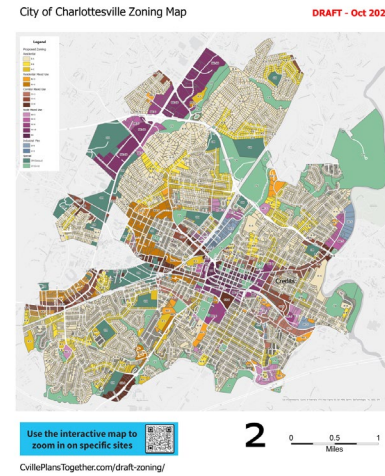
# “RNA” – Historically low income communities



By right



If original unit is maintained



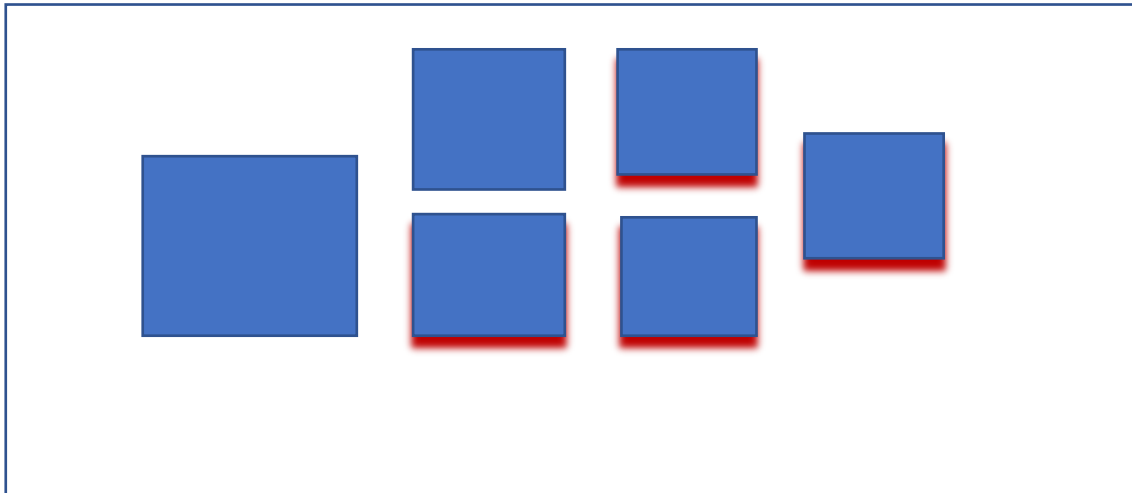




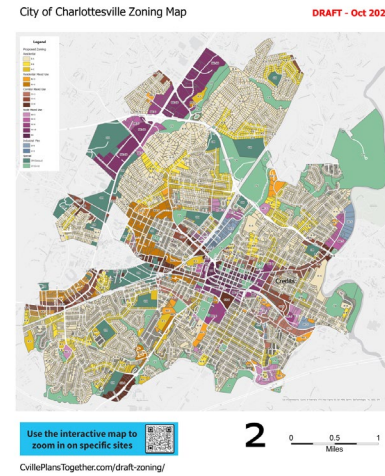
# “RNA” – Historically low income communities



By right



If original unit is maintained and extra units are affordable

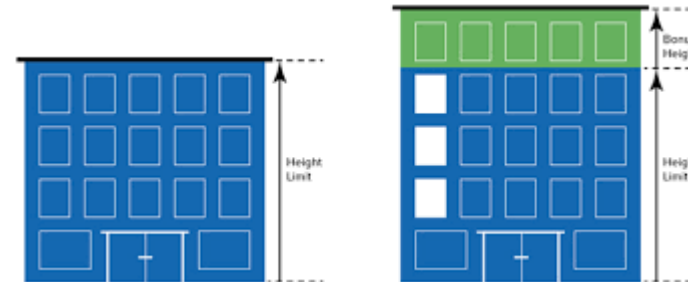






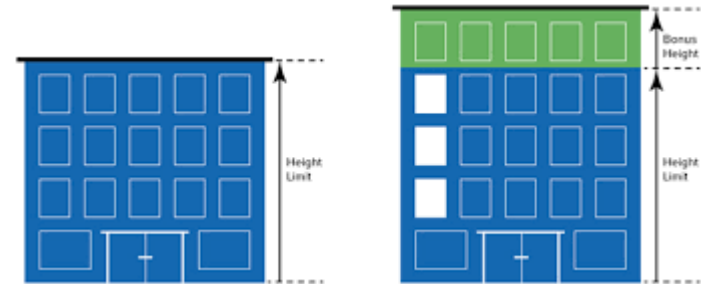
## Other Components of Ordinance

- RA, RB, RC (Missing Middle)
  - RB Base 6; Max Bonus 12
  - RC Base 8; Max Bonus 12; Height bonus from 40' to 52'
- Gradations in zoning districts from max height of 35' and four units up to 13 stories (184') in downtown and nodes
- Affordable housing density bonuses across the City
- Easier to build by right: Eliminates SUP process
- **Small scale street front businesses not allowed; No height bonus for affordable housing in RNA/RA/RB**



## Firsts

- First in VA with mandatory inclusionary zoning
- First to provide bonus density for affordable housing on all parcels
- First in VA to allow MF in all districts and eliminate parking requirements





## Next Steps



- Affordable Dwelling Unit Manual
- Synthetic TIFs
- Outreach into RNA communities and small area planning
- Tweaks at year 1

